



Verdun Avenue

Salford

HILLS

£525,000

Verdun Avenue

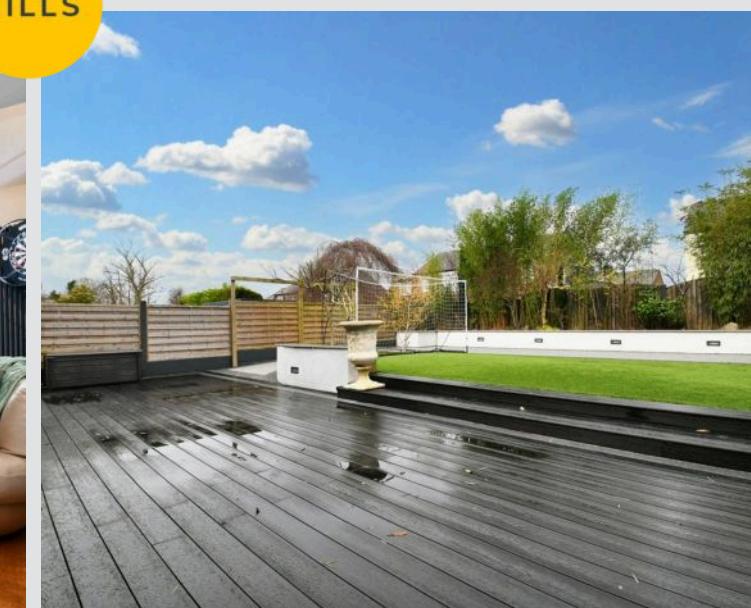
Salford

WOW! Take a look at this beautifully presented, four bedroom, semi-detached property! Just a short walk from Salford Royal Hospital, on a quiet cul-de-sac, could this property be your next move?

Council Tax band: D

Tenure: Freehold

- Beautifully Presented Four Bedroom Semi-Detached Property
- Bay-Fronted Lounge
- Significantly Extended to Provide an Abundance of Space
- Large Open Plan Living, Dining and Kitchen Area, Complete with Velux Windows, Bi-Folding Doors and Modern Units
- Within Catchment of Ellesmere Park High School and Close to Several Well-Kept Parks
- Just a Short Walk from Salford Royal Hospital
- Benefits from a Utility Room and an Additional Shower Room Downstairs
- Four Well-Proportioned Bedrooms, Including a Large Main Bedroom that Boasts a Spacious, Contemporary Ensuite
- Driveway to the Front for Off-Road Parking
- Landscaped Garden to the Rear



Porch

Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and solid oak flooring.

Lounge

12' 10" x 11' 9" (3.91m x 3.59m)

Featuring a log burner. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Open Plan Living / Kitchen / Diner

31' 0" x 22' 0" (9.44m x 6.70m)

Featuring complementary fitted units with integral fridge freezer, microwave, steam oven, dishwasher and wine cooler. Space for freestanding range cooker. Complete with ceiling spotlights, Velux windows, double glazed window and bi-folding doors. Fitted with a log burner, solid oak and tiled flooring.

Utility Room

6' 8" x 5' 3" (2.03m x 1.61m)

Complete with a ceiling light point and fitted units.

Shower Room

6' 7" x 4' 7" (2.01m x 1.39m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Integral Garage

15' 7" x 10' 6" (4.74m x 3.19m)

Complete with a ceiling light point.

Landing

Complete with a ceiling light point and carpet flooring.



Bedroom One

23' 0" x 10' 2" (7.02m x 3.11m)

Featuring fitted furniture. Complete with a ceiling light point, ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

En suite

9' 5" x 8' 5" (2.86m x 2.56m)

Featuring a three piece suite including a shower, double sink and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Bedroom Two

12' 10" x 10' 4" (3.92m x 3.16m)

Featuring fitted furniture. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

11' 9" x 11' 3" (3.59m x 3.44m)

Featuring fitted furniture. Complete with ceiling spotlights, double glazed bay window and carpet flooring

Bedroom Four

8' 0" x 7' 11" (2.43m x 2.42m)

Featuring fitted furniture. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

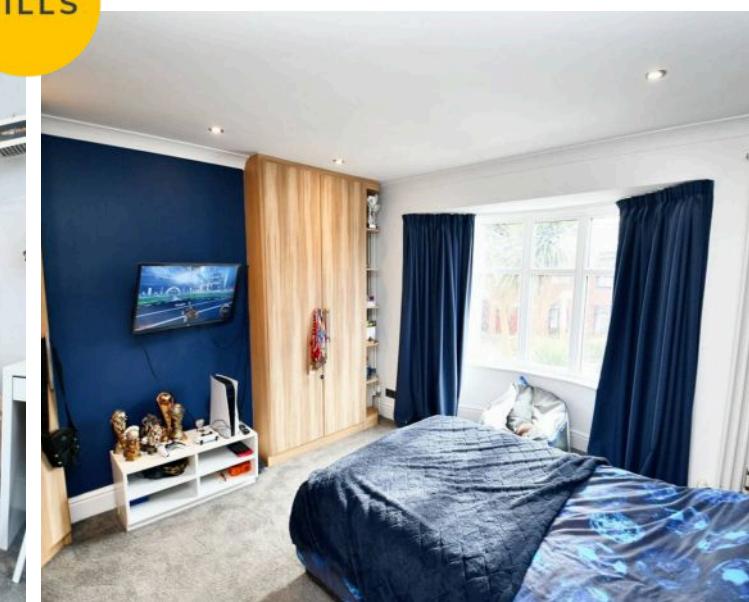
Bathroom

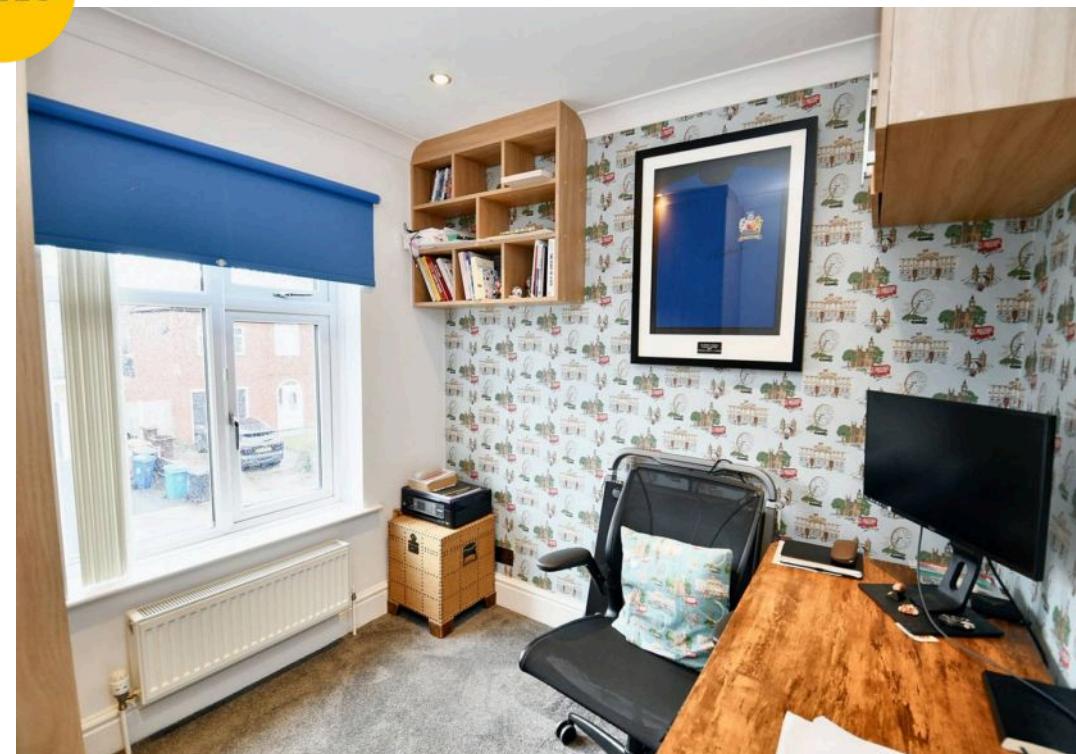
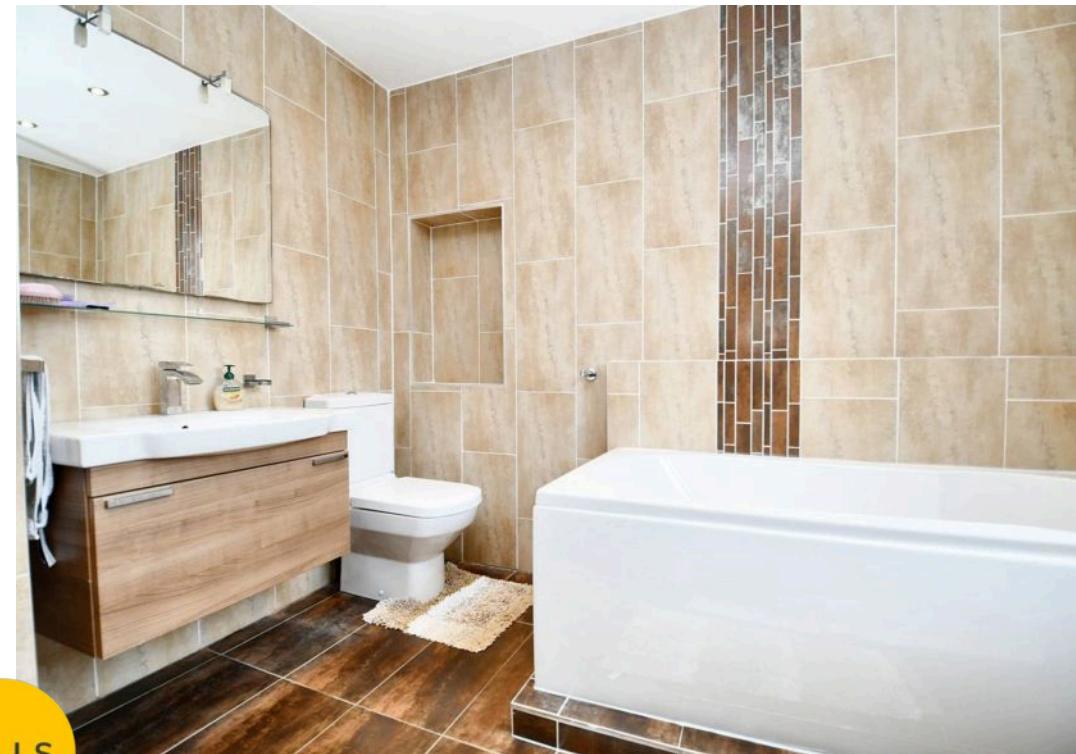
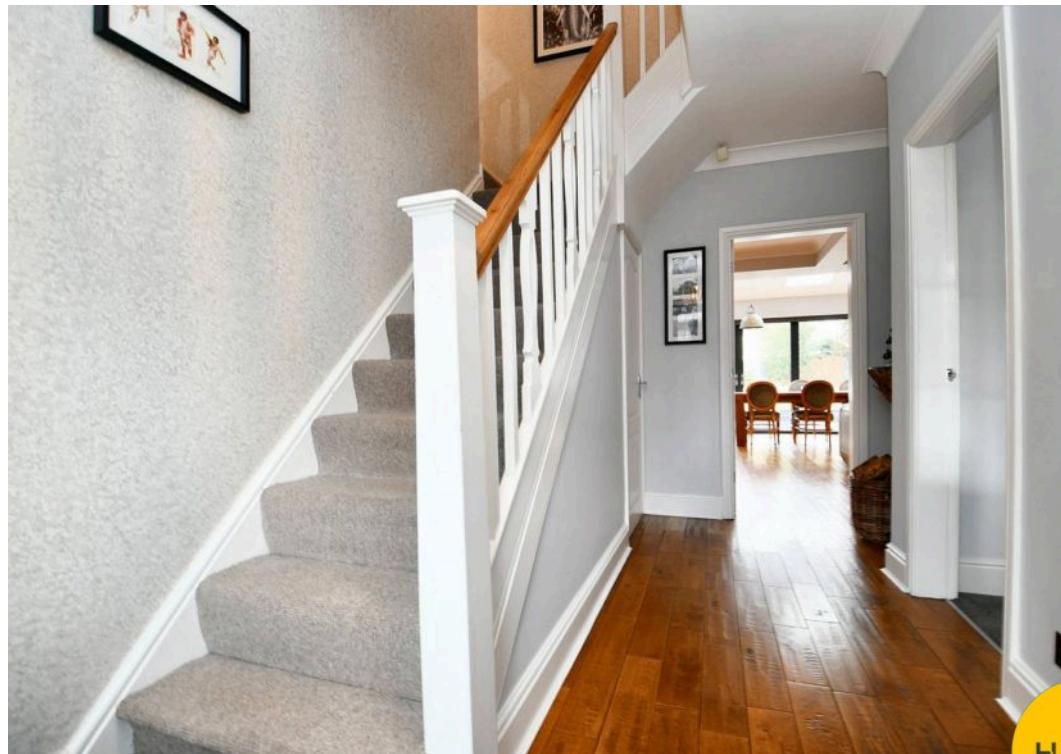
9' 7" x 8' 8" (2.91m x 2.63m)

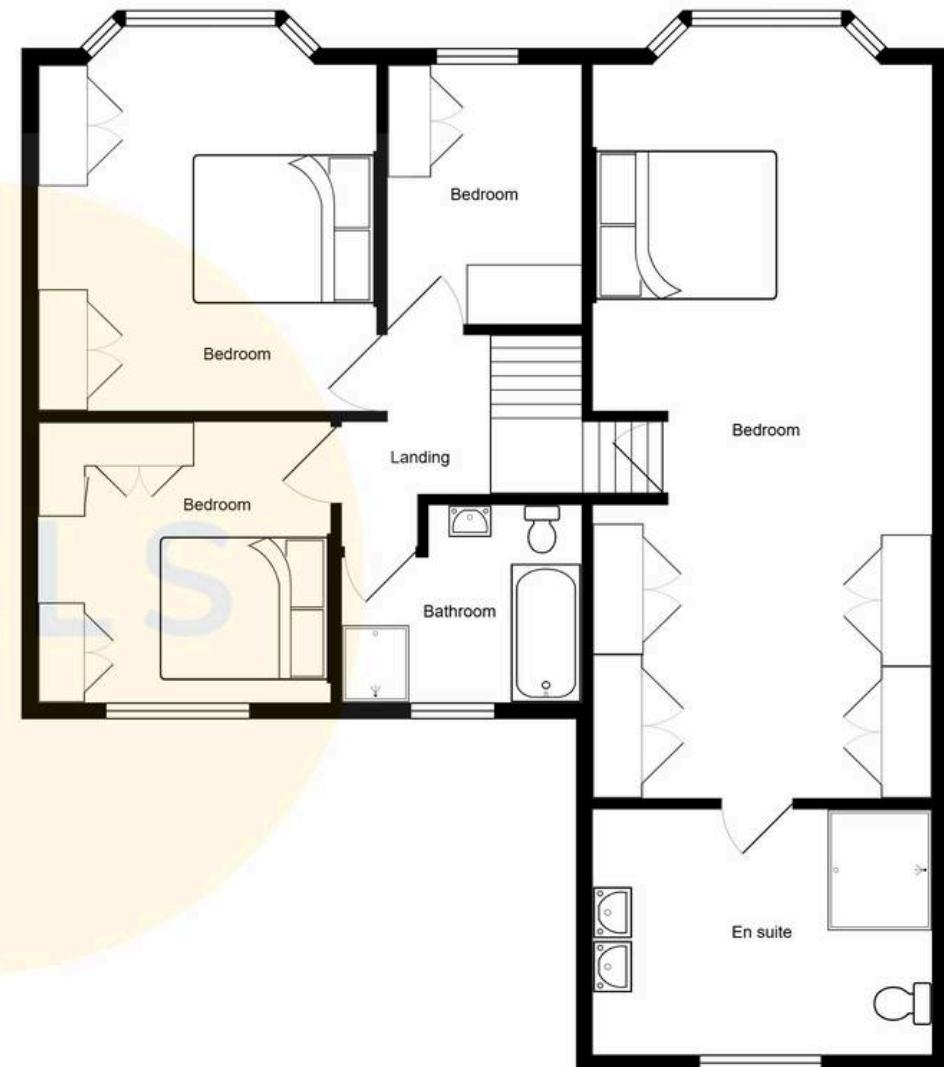
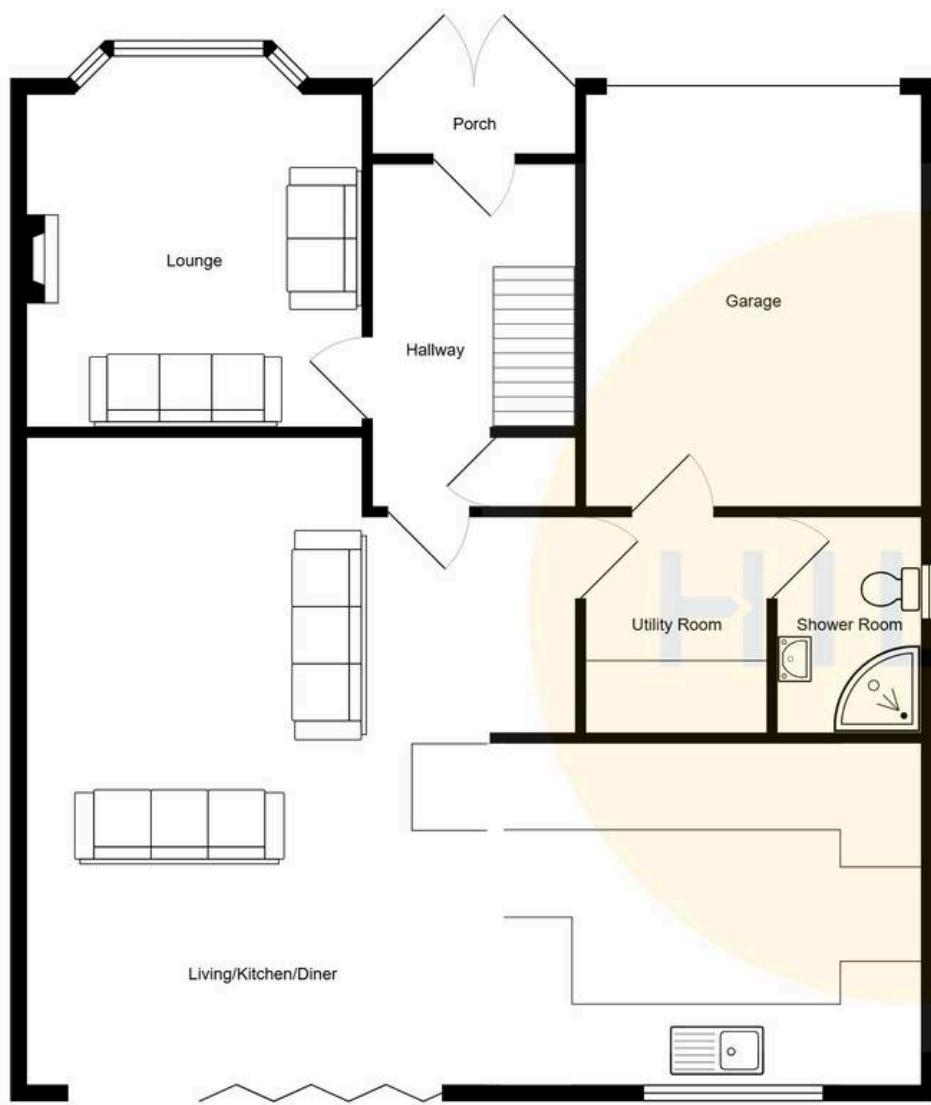
Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

External

To the front of the property is a driveway. To the rear of the property is a beautifully presented garden with artificial grass and mature plants.









HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the

availability of this property before travelling any distance to view. Every effort and precaution has been

made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor

do they form part of any contract. If there is any point which is of particular importance to you, please

contact us and we will provide any information you require. This is advisable, particularly if you intend to

travel some distance to view the property. The mention of any appliances and services within these

details does not imply that they are in full and efficient working order. These particulars are in draft form

awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.