



Verdun Avenue

Salford



£525,000

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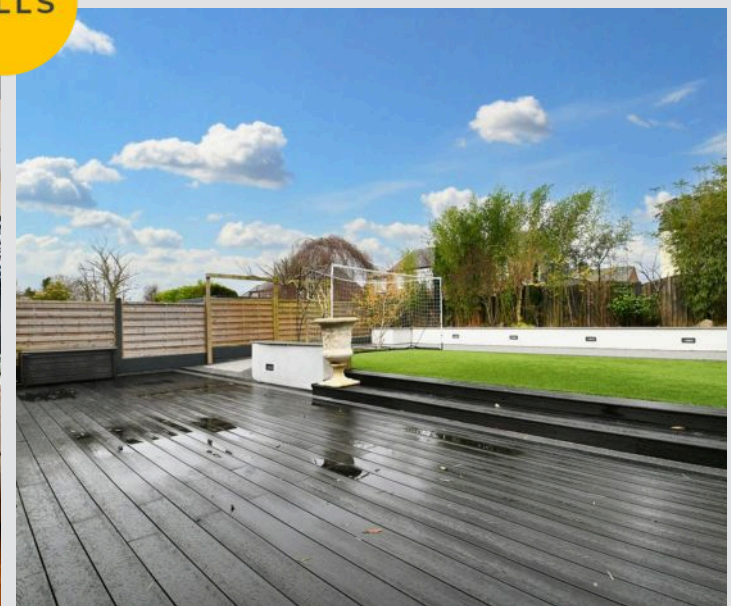
WOW! Take a look at this beautifully presented, four bedroom, semi-detached property! Just a short walk from Salford Royal Hospital, on a quiet cul-de-sac, could this property be your next move? Council Tax band: D

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



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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.

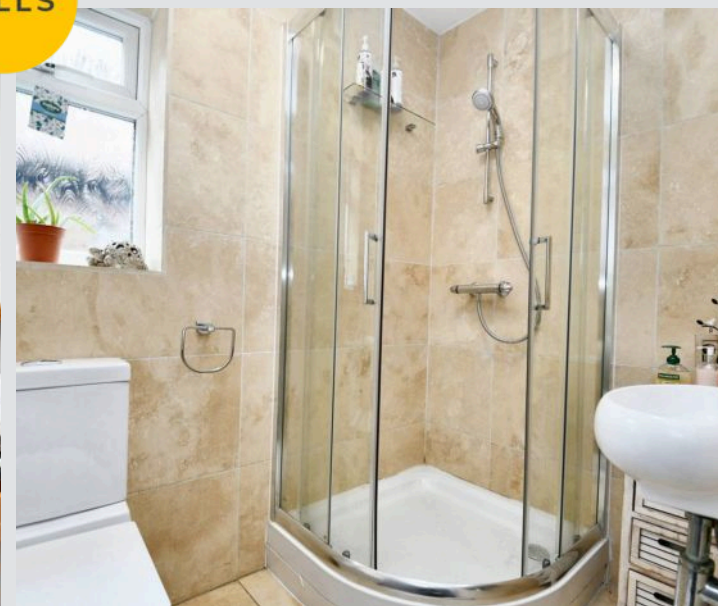
Integral Garage

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.

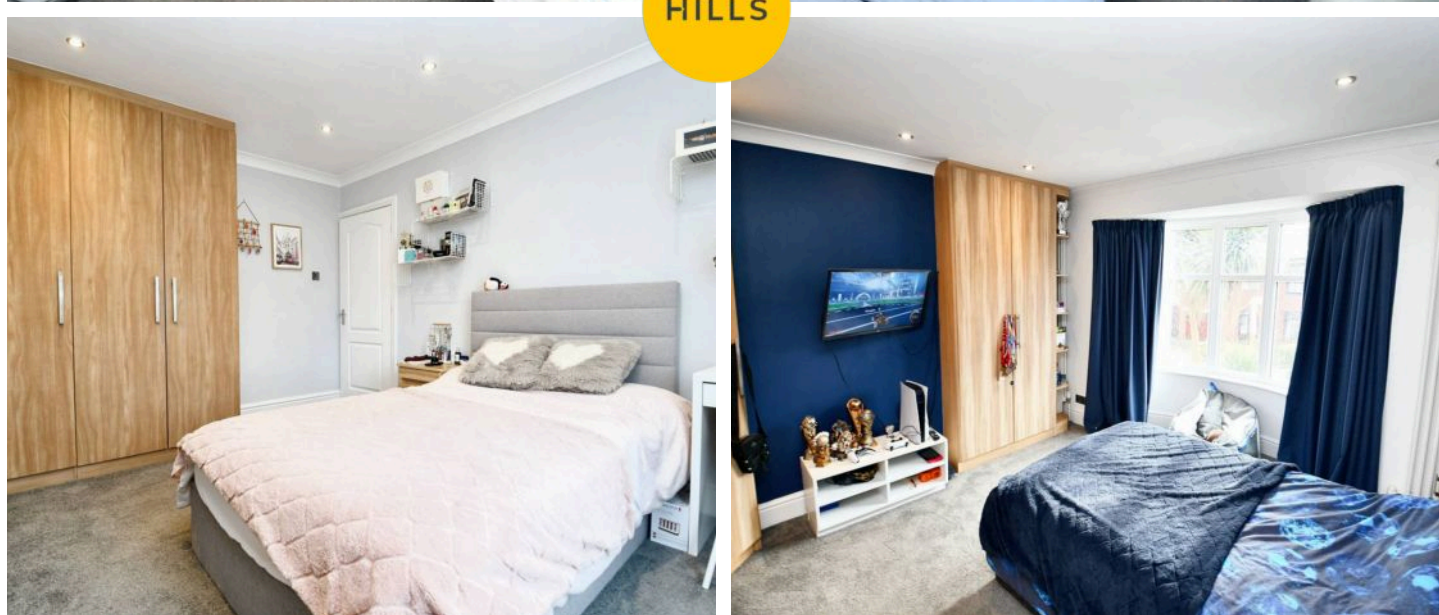
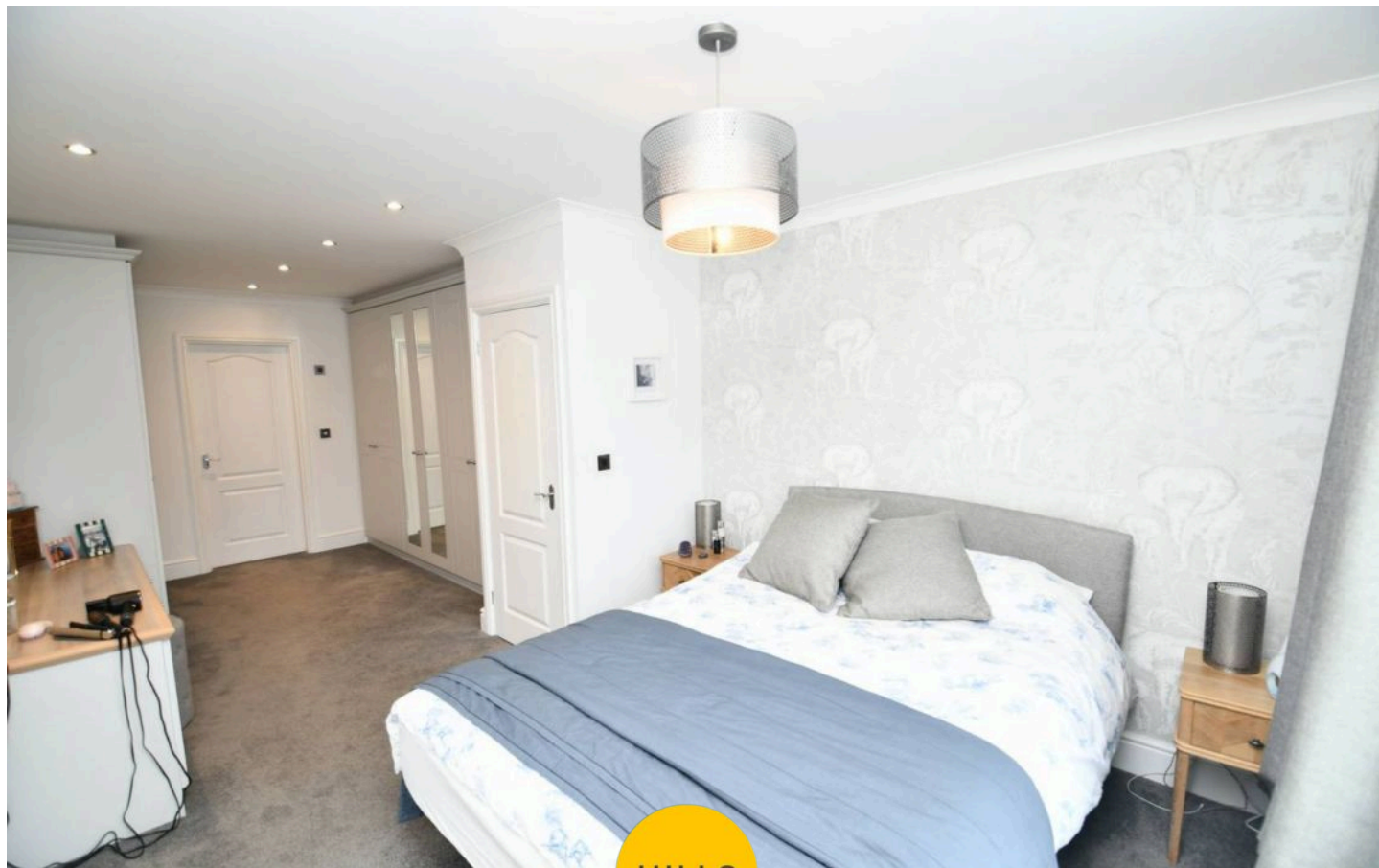
Bathroom

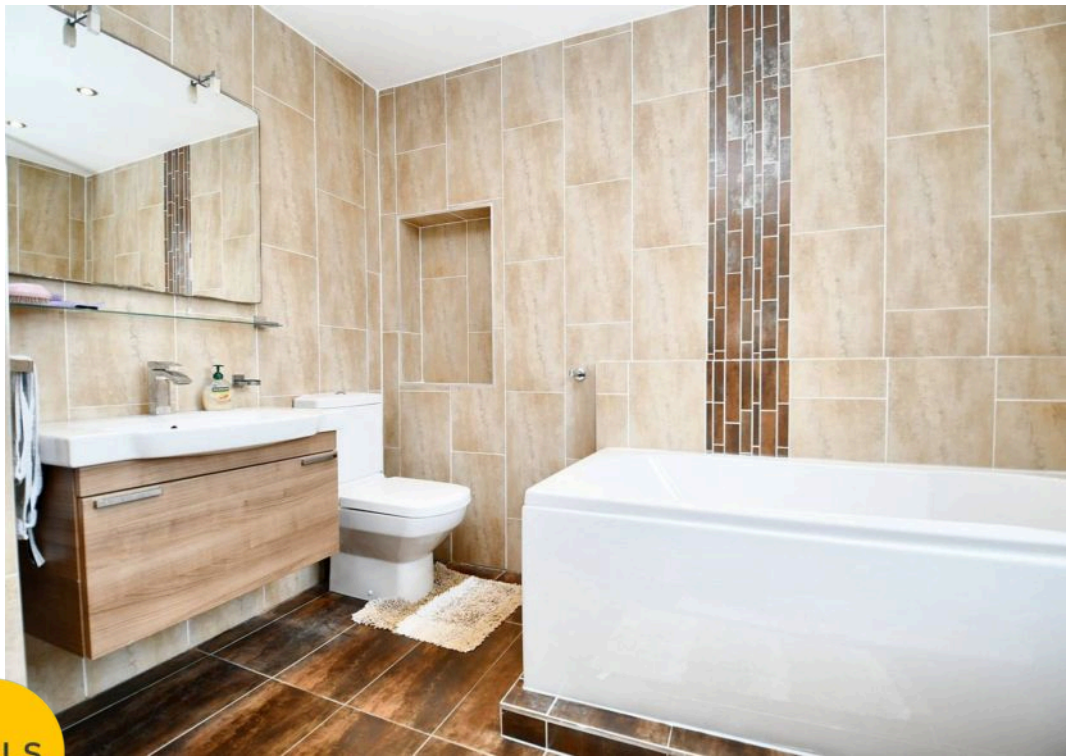
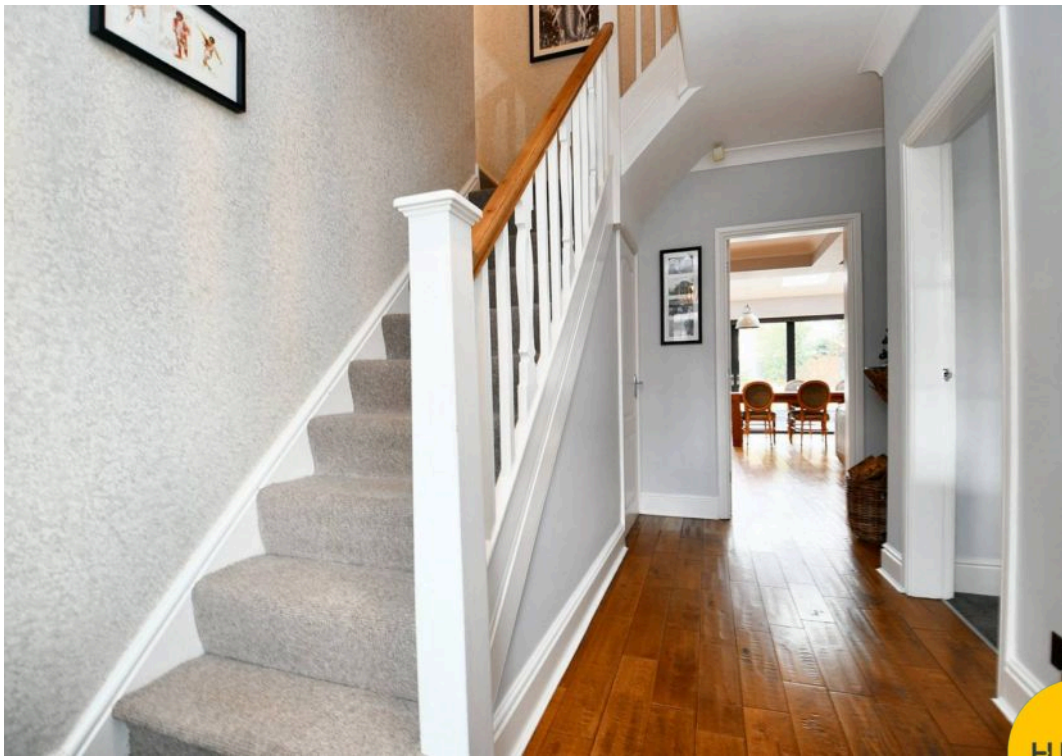
9' 7" x 8' 8" (2.91m x 2.63m)

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

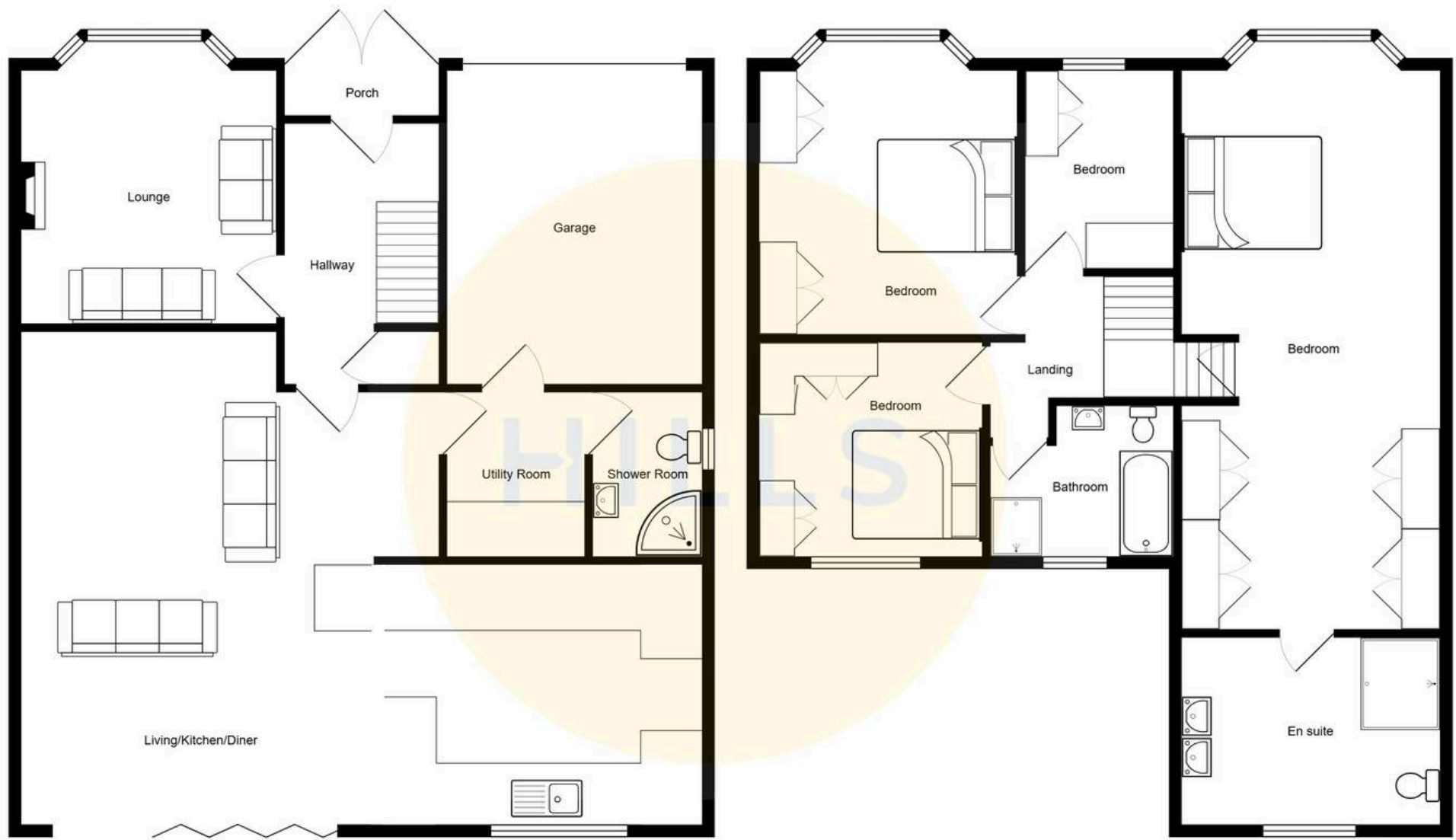
To the front of the property is a driveway. To the rear of the property is a beautifully presented garden with artificial grass and mature plants.





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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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