



Scholars Avenue

Salford

HILLS

In Excess of £350,000

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Salford

****STUNNING, Modern Three Bedroom Detached Property - On a Quiet Plot on a Popular Estate! Featuring a Contemporary Kitchen Diner and a Driveway that Provides Off-Road Parking for Multiple Cars!****

Council Tax band: C

Tenure: Leasehold

- Stunning Modern Three Bedroom Detached Property
- Located on Quiet Plot on a Popular Residential Estate
- Spacious Family Lounge
- Contemporary Kitchen Diner with Patio Doors to the Side
- Benefits from a Downstairs W/C
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Three-Piece Family Bathroom
- Driveway to the Front Providing Off-Road Parking for Multiple Cars
- Well-Presented Garden to the Side
- Close to Buile Hill Park, Salford Royal Hospital and Local Schooling



Entrance Hallway

Complete with two ceiling light points, wall mounted radiator and laminate flooring.

Lounge

18' 3" x 10' 2" (5.57m x 3.11m)

Complete with two ceiling light points, two double glazed windows and two wall mounted radiators. Fitted with carpet flooring.

Kitchen / Diner

18' 3" x 8' 11" (5.55m x 2.72m)

Featuring complementary fitted units with integral hob and oven, dishwasher and washing machine. Complete with ceiling spotlights, double glazed window, patio doors and wall mounted radiator. Fitted with laminate flooring.

Downstairs W.C.

6' 0" x 3' 11" (1.82m x 1.19m)

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

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

13' 2" x 10' 5" (4.01m x 3.17m)

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

En suite

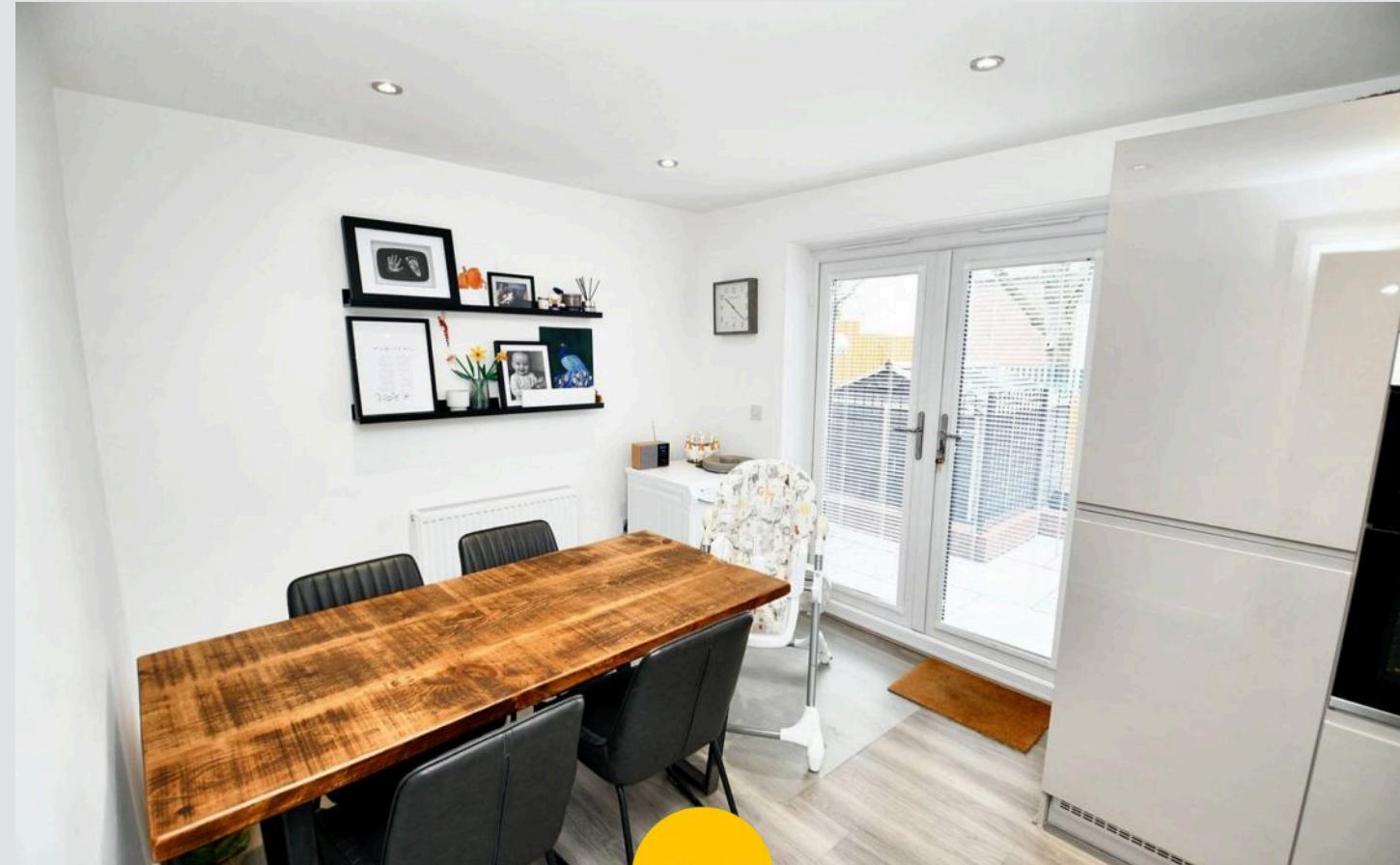
8' 10" x 4' 10" (2.69m x 1.47m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights and double glazed window.

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

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



Bedroom Three

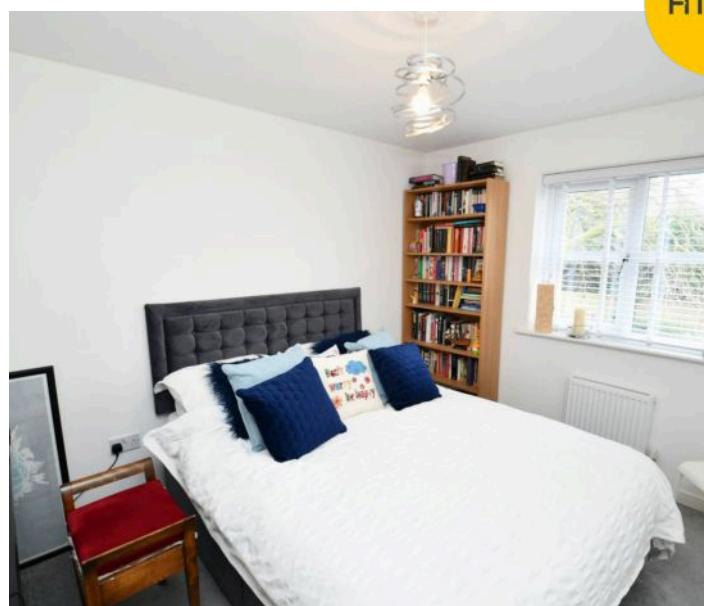
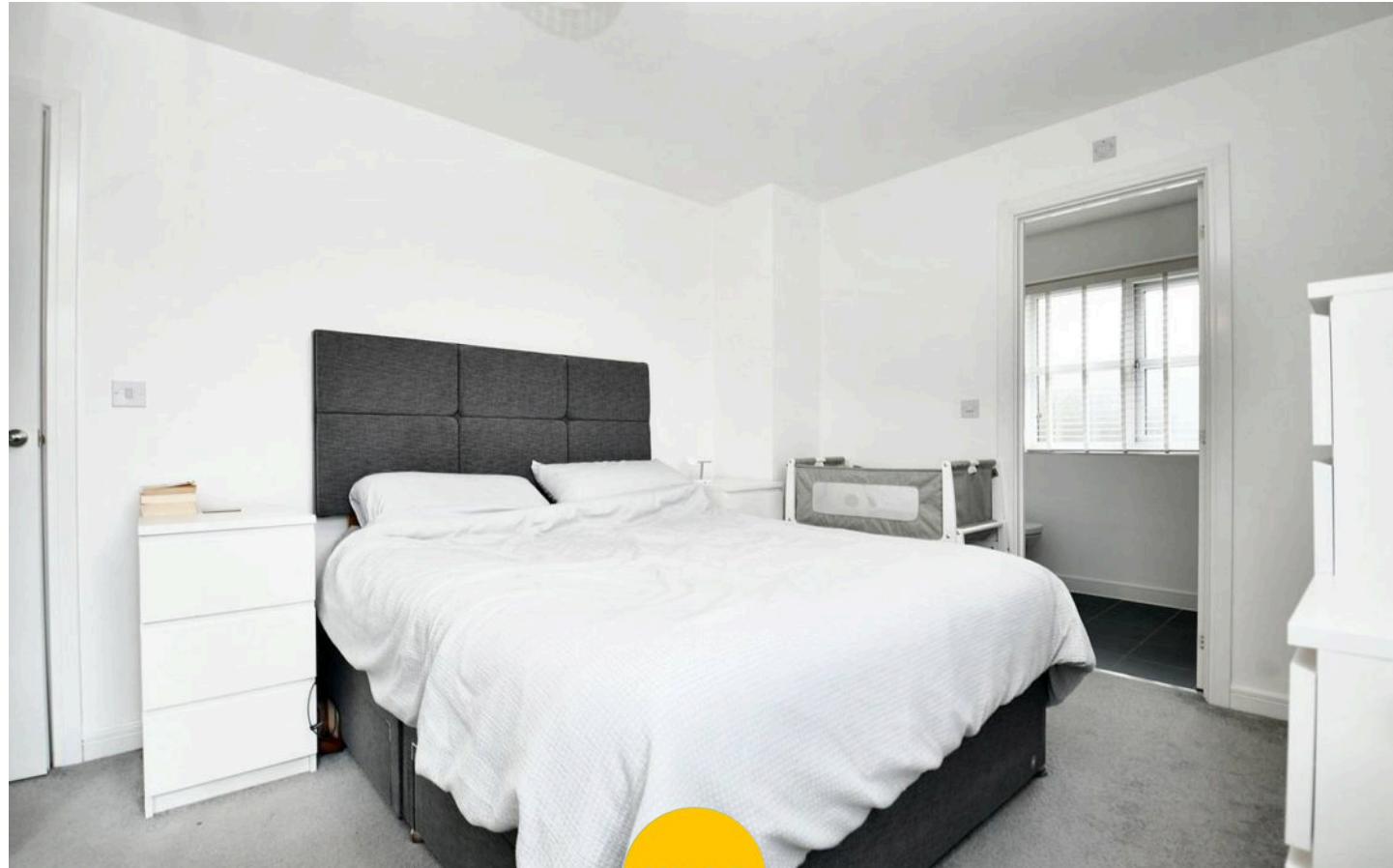
9' 1" x 6' 8" (2.78m x 2.03m)

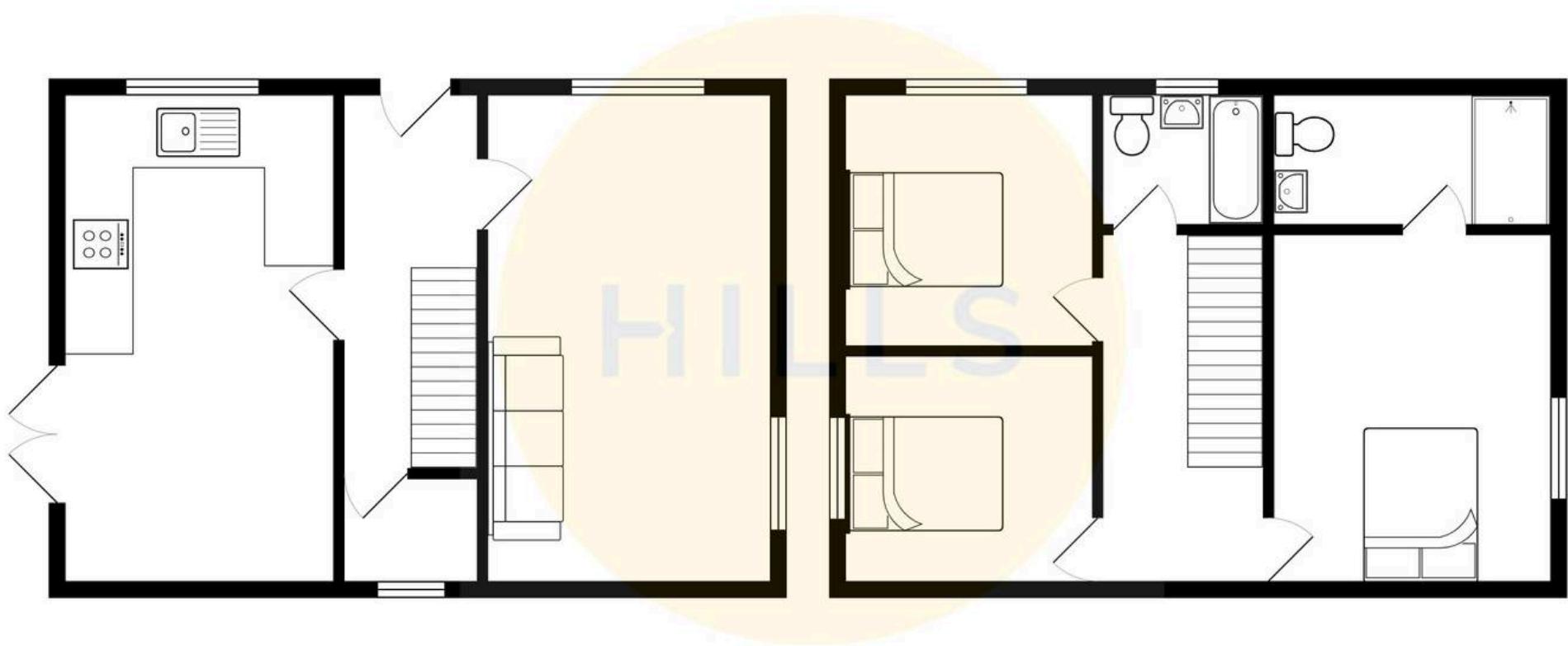
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

7' 6" x 5' 7" (2.28m x 1.69m)

Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, window and part tiled walls.







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

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