



Scholars Avenue

Salford



In Excess of £325,000



# Scholars Avenue

Salford

STOP! Are you looking for a property you can pack your bags and move in to? This CHAIN FREE, MODERN, THREE BEDROOM, SEMI-DETACHED property could be just the one for you!

Council Tax band: B

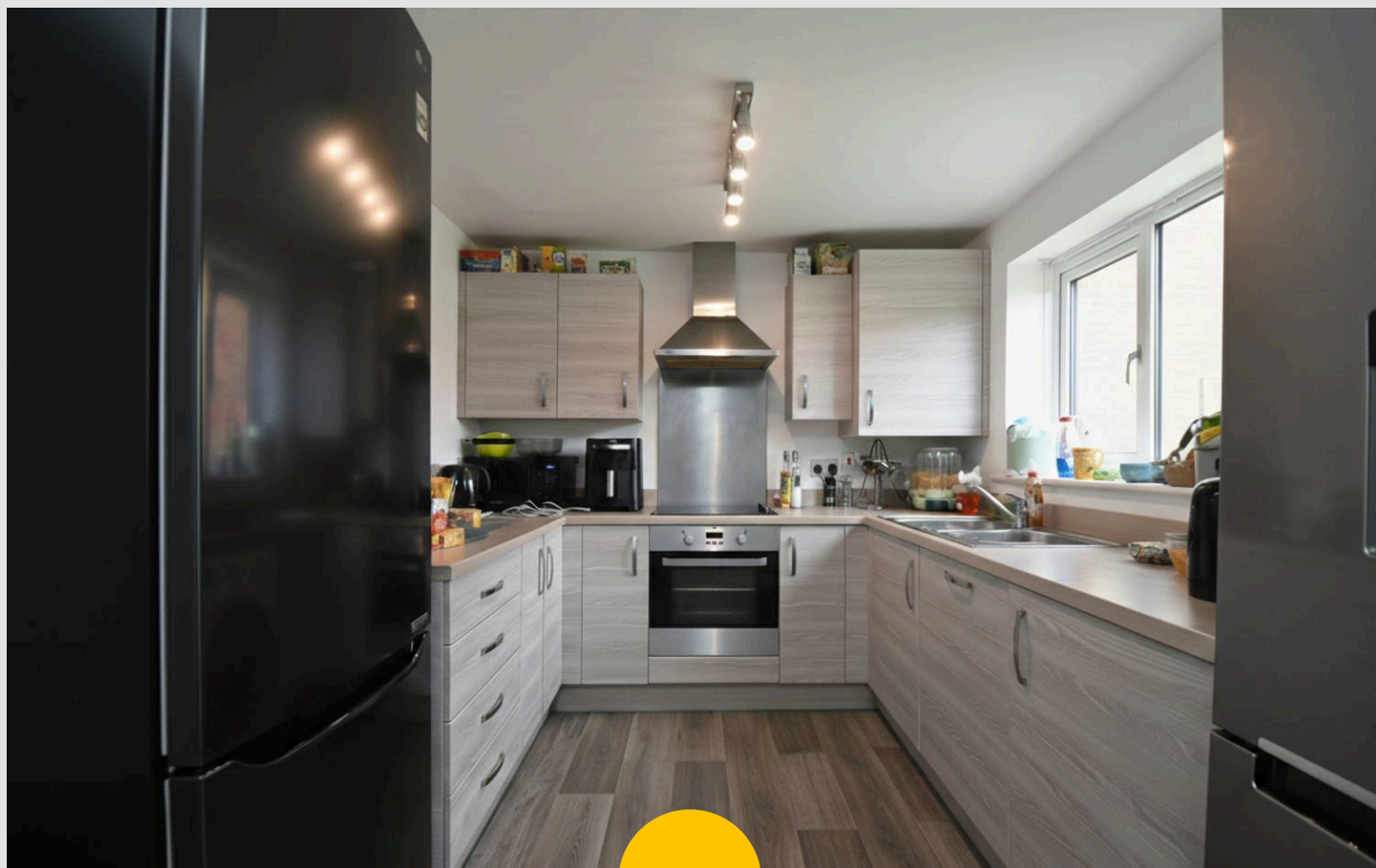
Tenure: Leasehold (approximately 241 years remaining)

Ground Rent: £92.00 plus VAT per annum

Service Charge: £140 plus VAT

EPC: Rating B, valid until March 2029

- Modern Three Bedroom Semi-Detached Family Home Coming to the market CHAIN FREE!
- Family Lounge and a Modern Kitchen Diner, with Patio Doors to the Rear
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Modern, Three-Piece Family Bathroom
- Two Parking Spaces to the Front
- Well presented, low maintenance rear garden
- Property benefits from the remainder of the NHBC 10 year warranty
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Early viewing is advised!



HILLS



**Hallway**

6' 6" x 6' 0" (1.99m x 1.82m)

**Living Room**

15' 3" x 13' 10" (4.66m x 4.22m)

**Kitchen/Diner**

17' 0" x 9' 5" (5.17m x 2.86m)

**W.C**

8' 1" x 3' 7" (2.47m x 1.08m)

**Bedroom One**

8' 10" x 11' 9" (2.70m x 3.58m)

**En-suite**

4' 11" x 8' 10" (1.51m x 2.69m)

**Bedroom Two**

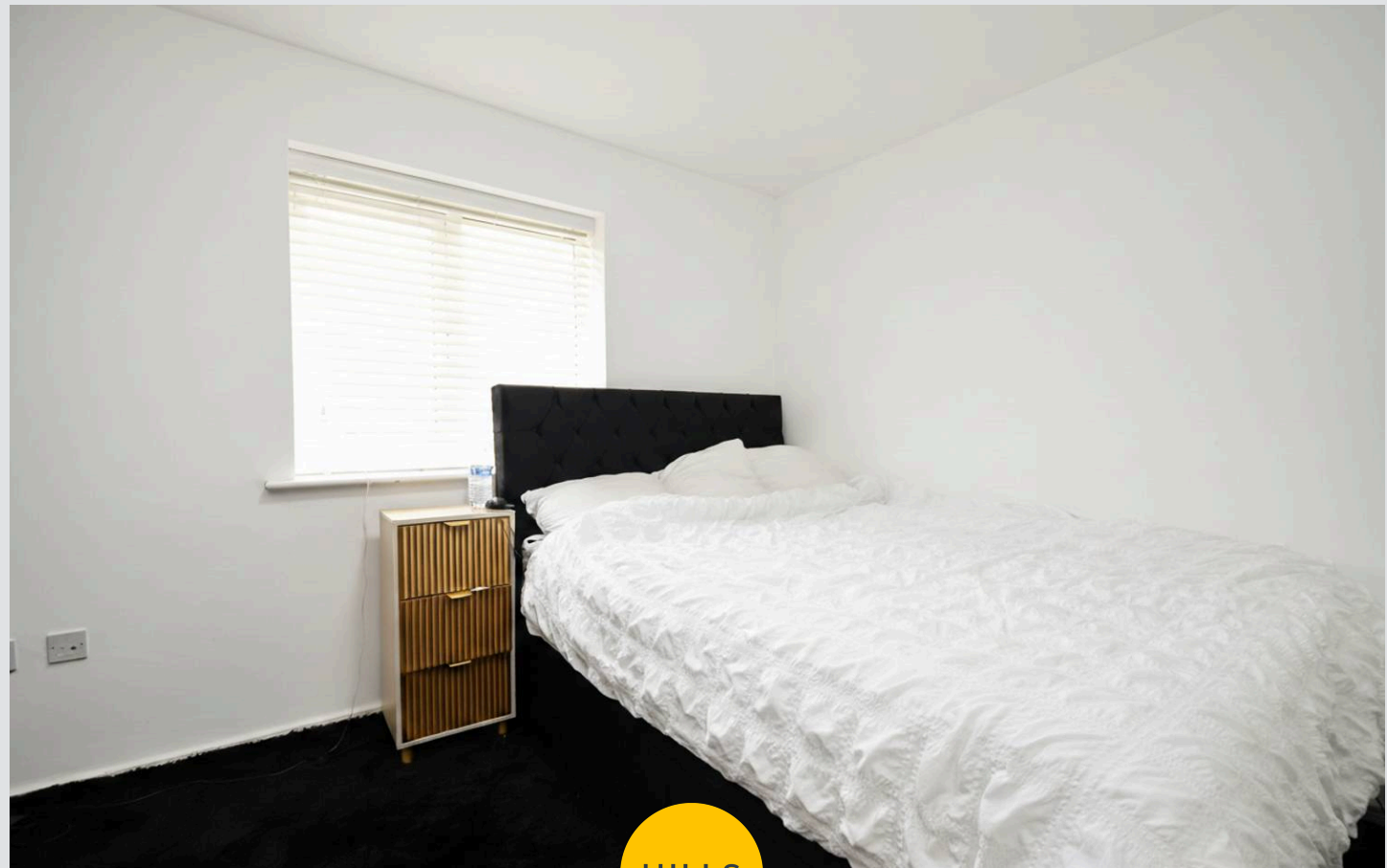
9' 10" x 10' 5" (2.99m x 3.18m)

**Bedroom Three**

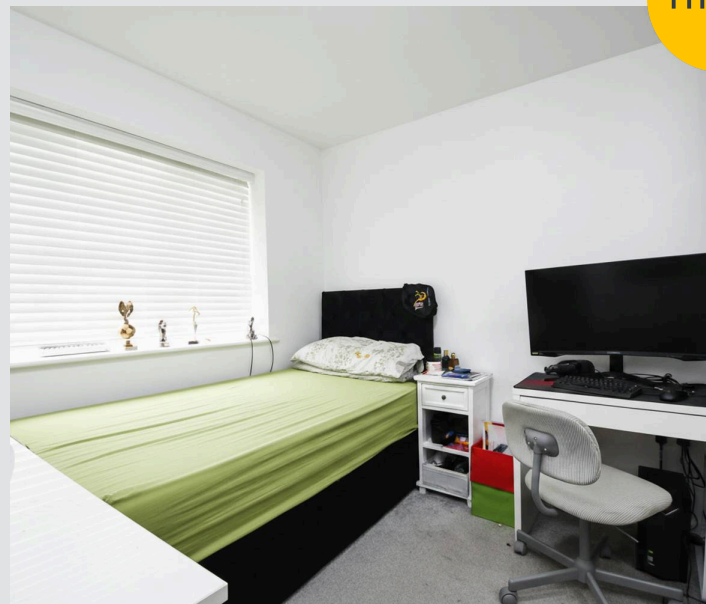
6' 5" x 8' 1" (1.95m x 2.47m)

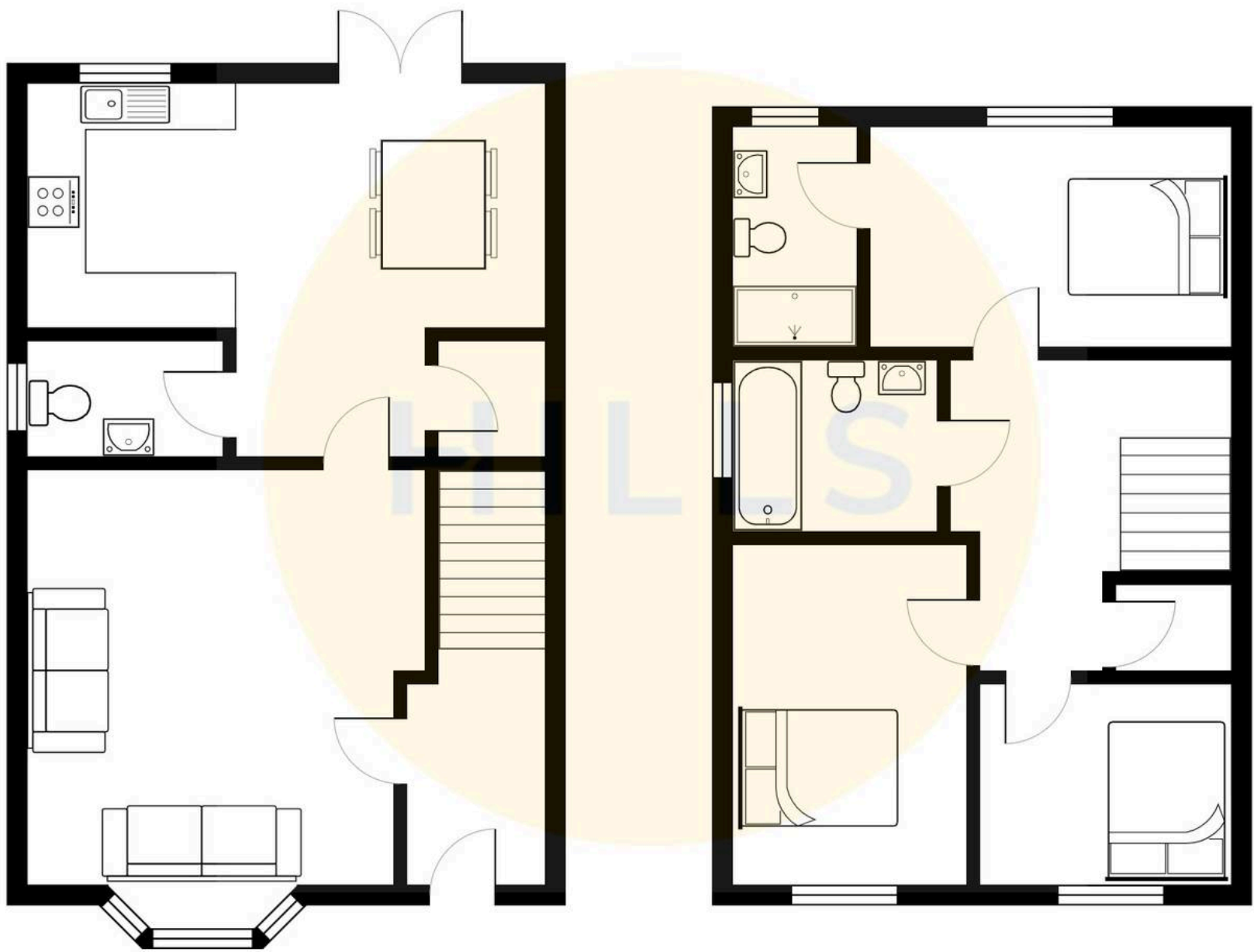
**Bathroom**

8' 2" x 6' 3" (2.48m x 1.91m)



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## Hills | Salfords Estate Agent

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.