



Gore Avenue

Salford



Offers Over £350,000

# Gore Avenue

Salford

Available with NO VENDOR CHAIN is this UNIQUE, three bedroom DETACHED family home! Overlooking Buile Hill Park to the front and benefitting from a large plot, this property would make a great family home!

Council Tax band: C

Tenure: Freehold

- Unique Three Bedroom Detached Family Home
- Benefitting from Beautiful Views Over Buile Hill Park to the Front
- Situated on a Generous Plot, with the Potential to Extend Subject to Planning Permission (STPP)
- Tastefully Decorated, Bay-Fronted Lounge
- Large, Open Plan Kitchen Diner with Modern Fitted Units, a Kitchen Island and Patio Doors to the Rear
- Three Double Bedrooms
- Contemporary, Four-Piece Family Bathroom
- Large Resin Driveway to the Front and Side Providing Off-Road Parking for Multiple Cars
- Electric Gates to the Front Providing Security and Privacy
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre



HILLS

### Entrance Hallway

11' 10" x 8' 1" (3.60m x 2.46m)

Featuring a ceiling light point. Complete with door access to the lounge, dining room and kitchen.

### Lounge

11' 2" x 13' 11" (3.40m x 4.24m)

Featuring a ceiling light point, double glazed bay window to the front, wall mounted radiator and laminate flooring.

### Kitchen Diner

12' 11" x 20' 7" (3.94m x 6.27m)

Featuring a fantastic centre island with a range of wall and base units complete with integrated appliances including fridge freezer, dishwasher, washing machine, dryer, microwave, double oven, gas hob and extractor. Complete with ceiling spotlights, double glazed window, patio doors opening onto the rear garden and laminate flooring

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

11' 2" x 11' 3" (3.40m x 3.43m)

Featuring a ceiling light point, double glazed window to the rear of the property. Fitted with carpet flooring.

### Bedroom Two

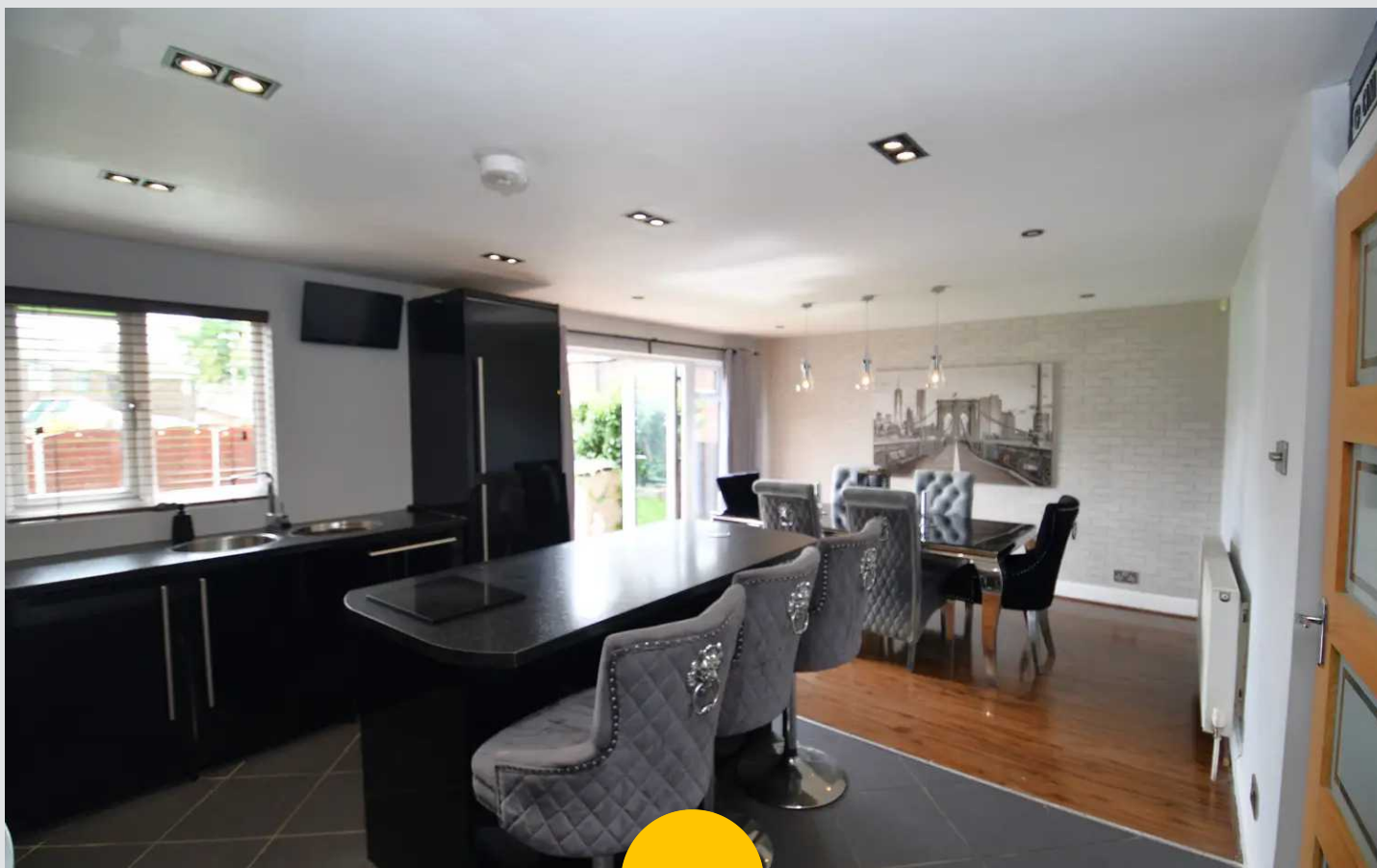
11' 2" x 13' 0" (3.40m x 3.96m)

Featuring a ceiling light point, double glazed window to the rear of the property. Fitted with carpet flooring.

### Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Featuring a four-piece suite including low level w/c, pedestal hand wash basin, panel bath and shower cubicle. Complete with a frosted single glazed window to the side. Fitted with a splash back tiling.

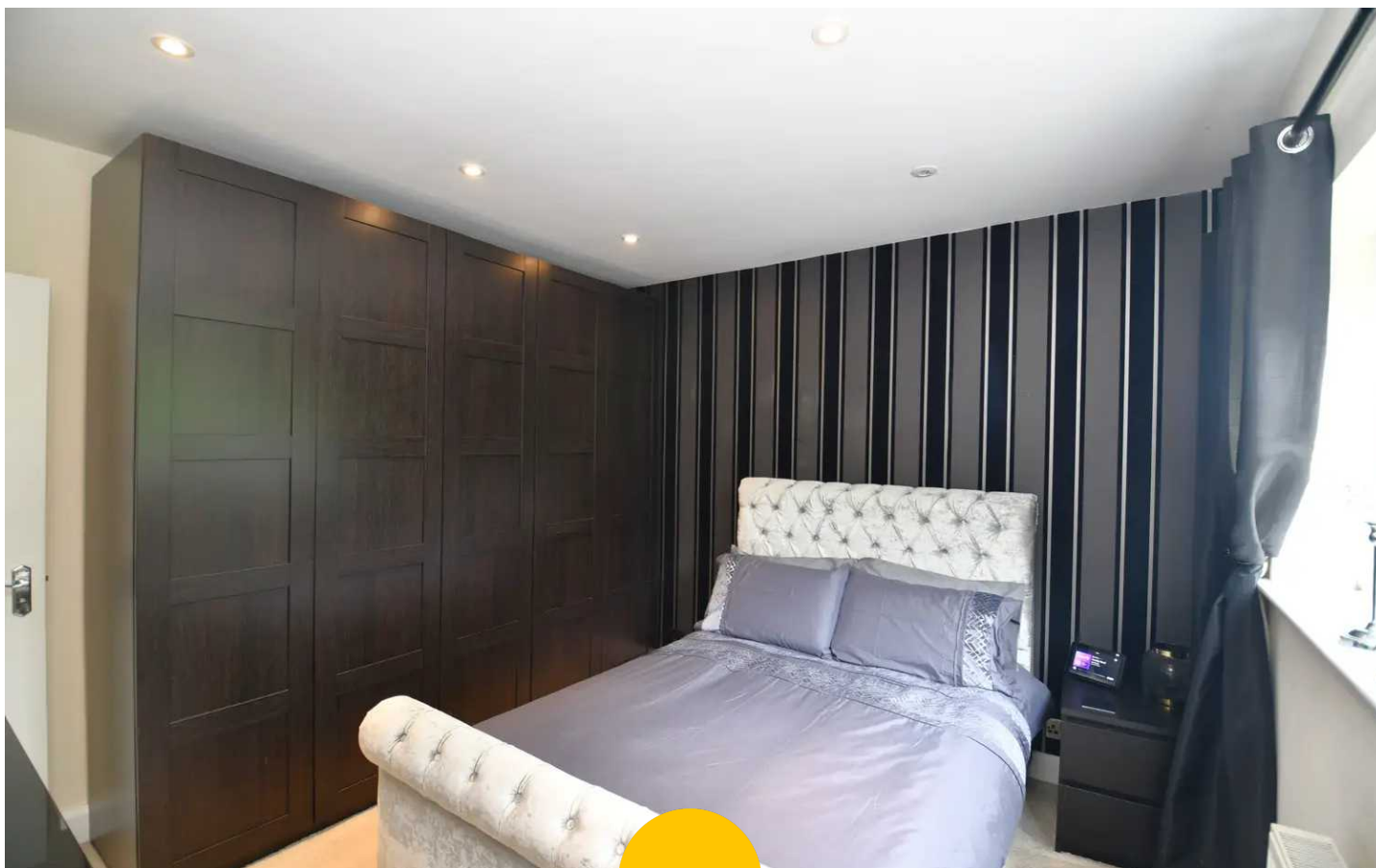


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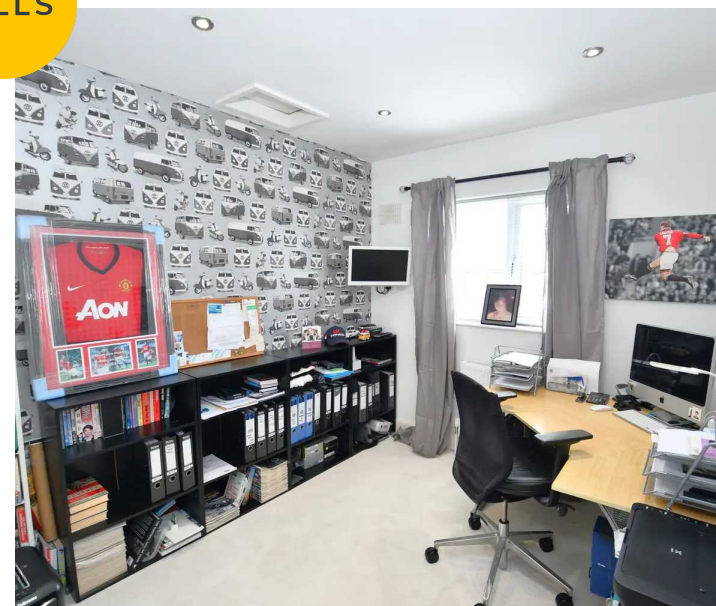
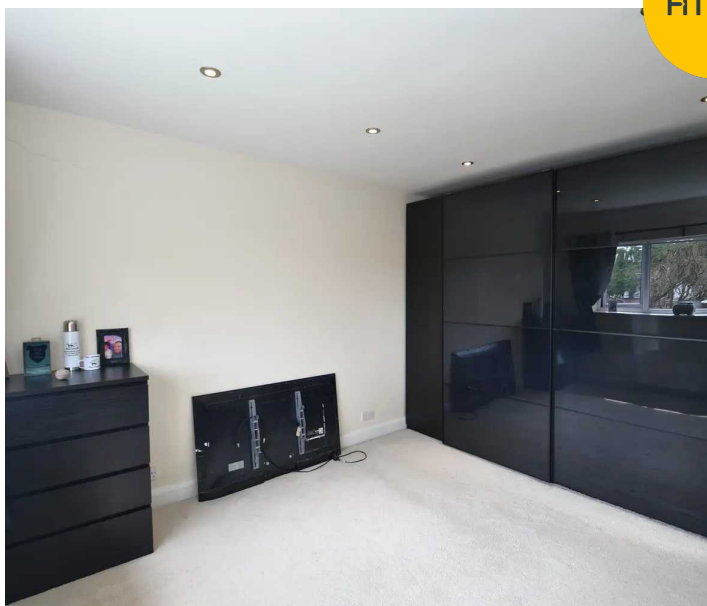


### External

To the front of the property is a driveway leading up to the side of the property and the garage. Complete with a small front garden which is partly lawned with various plants and shrubs to border. To the rear of the property is a mainly laid lawn with various plants and shrubs to borders.



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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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