



Avondale Drive

Salford



£255,000

# Avondale Drive

Salford

**\*\*NO VENDOR CHAIN - Double Storey Extended, Providing Three Double Bedrooms and a Bright, Modern Kitchen Diner\*\*** This spacious, semi-detached family home is set within a convenient location, with easy access of Salford Royal Hospital and Light Oaks Primary School!

Council Tax band: B

Tenure: Leasehold

- Available with NO VENDOR CHAIN!
- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Within Easy Access of Salford Royal Hospital and Transport Links Throughout Manchester
- Close to Several Well-Kept Parks, Including Light Oaks Park, Oakwood Park and Buile Hill Park
- Spacious Lounge with Sliding Doors to the Rear
- Bright, Modern Kitchen Diner
- Three Double Bedrooms
- Contemporary Three-Piece Family Bathroom
- Potential for Off-Road Parking to the Front
- Low-Maintenance Paved Garden to the Front, and a Garden to the Rear that Benefits from the Sun



### Entrance Hallway

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Lounge

17' 7" x 10' 10" (5.37m x 3.30m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Complete with sliding doors. Fitted with carpet flooring.

### Kitchen/Diner

16' 2" x 7' 8" (4.94m x 2.34m)

Featuring a modern range of fitted units with integral hob, oven, fridge freezer, washer, dryer and dishwasher. Complete with ceiling spotlights, three double glazed windows, wall - mounted radiator. Fitted with laminate flooring.

### Landing

Featuring ceiling light point, double glazed window. Fitted with carpet flooring.

### Bedroom One

13' 6" x 7' 9" (4.11m x 2.37m)

Featuring two ceiling light points, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Two

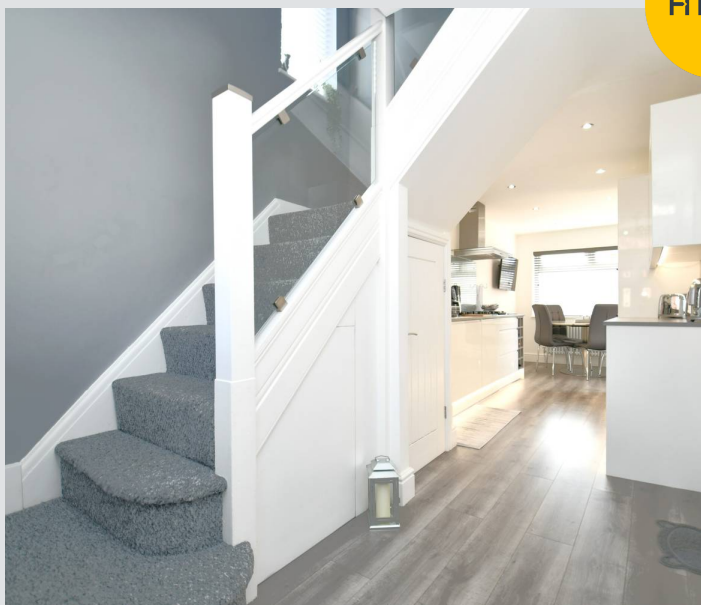
9' 10" x 9' 5" (3.00m x 2.87m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Three

8' 11" x 7' 10" (2.71m x 2.40m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Complete with fitted furniture. Fitted with carpet flooring.



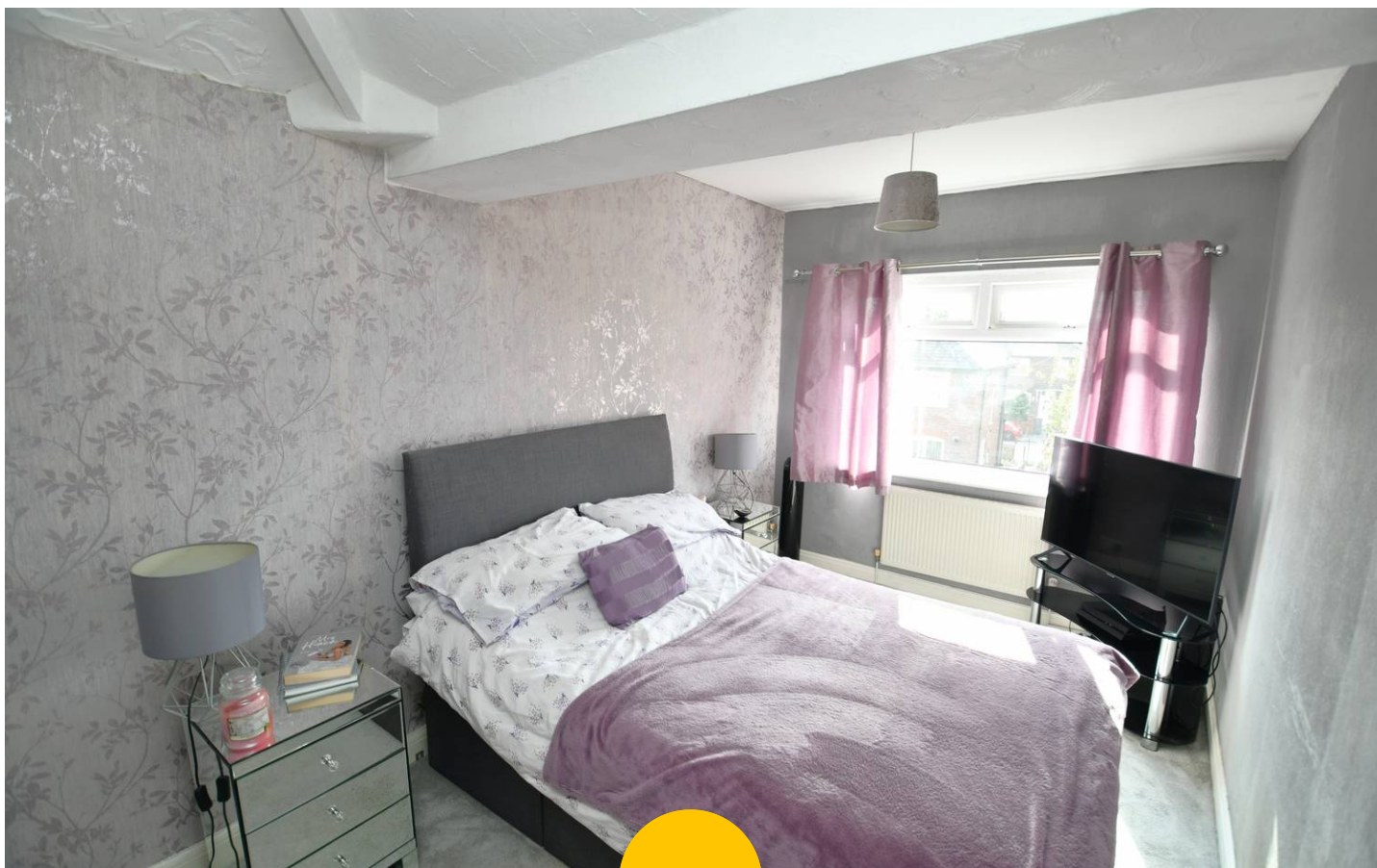
**Bathroom**

7' 7" x 5' 11" (2.31m x 1.81m)

Featuring a modern three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and a heated towel rail. Fitted with tiled walls and flooring.

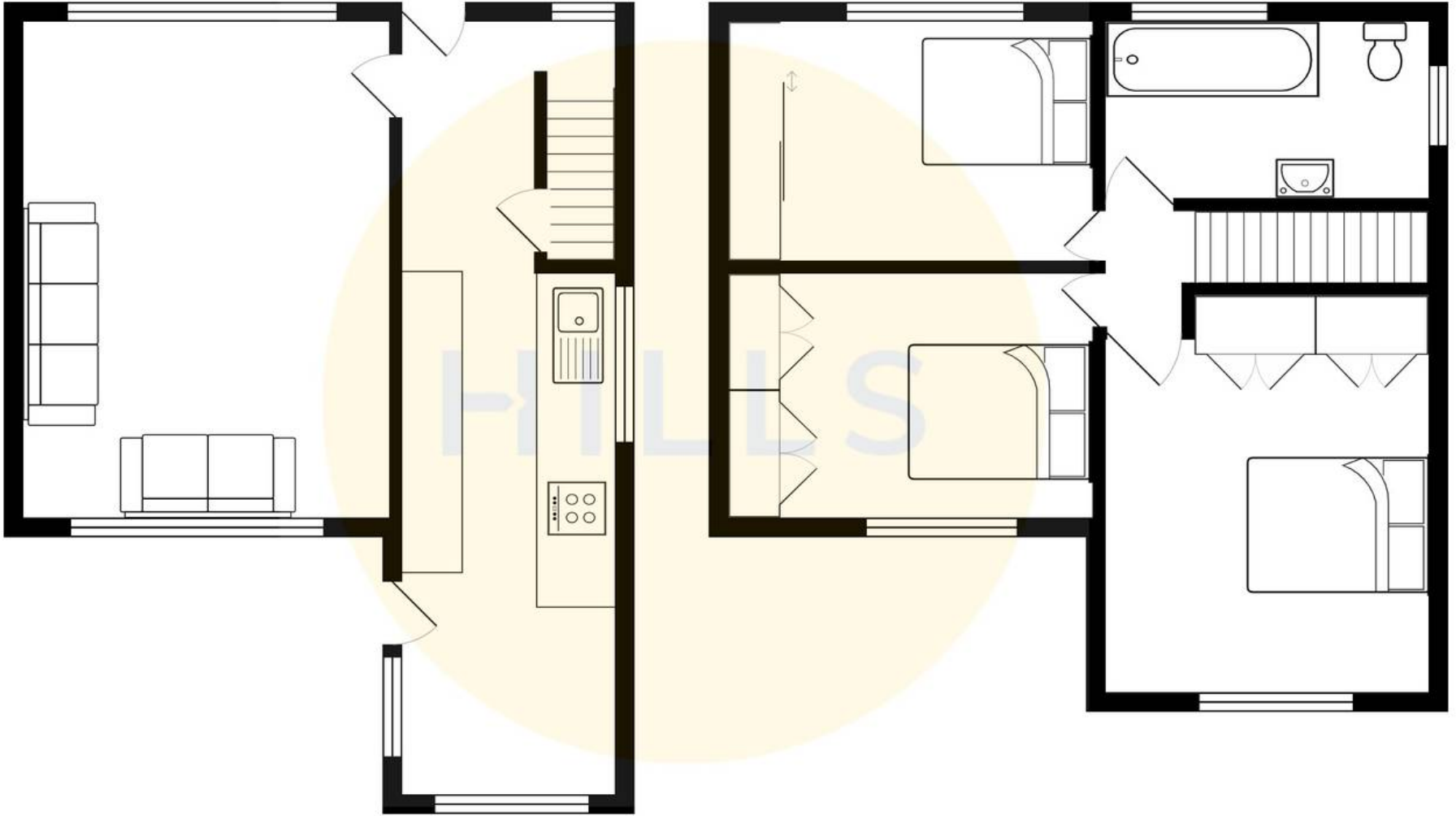
**External**

To the front of the property is the potential for off road parking with a low maintenance paved garden. To the rear of the property is a well maintained garden.



HILLS







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