



Mayfair Avenue

Salford



£200,000

# Mayfair Avenue

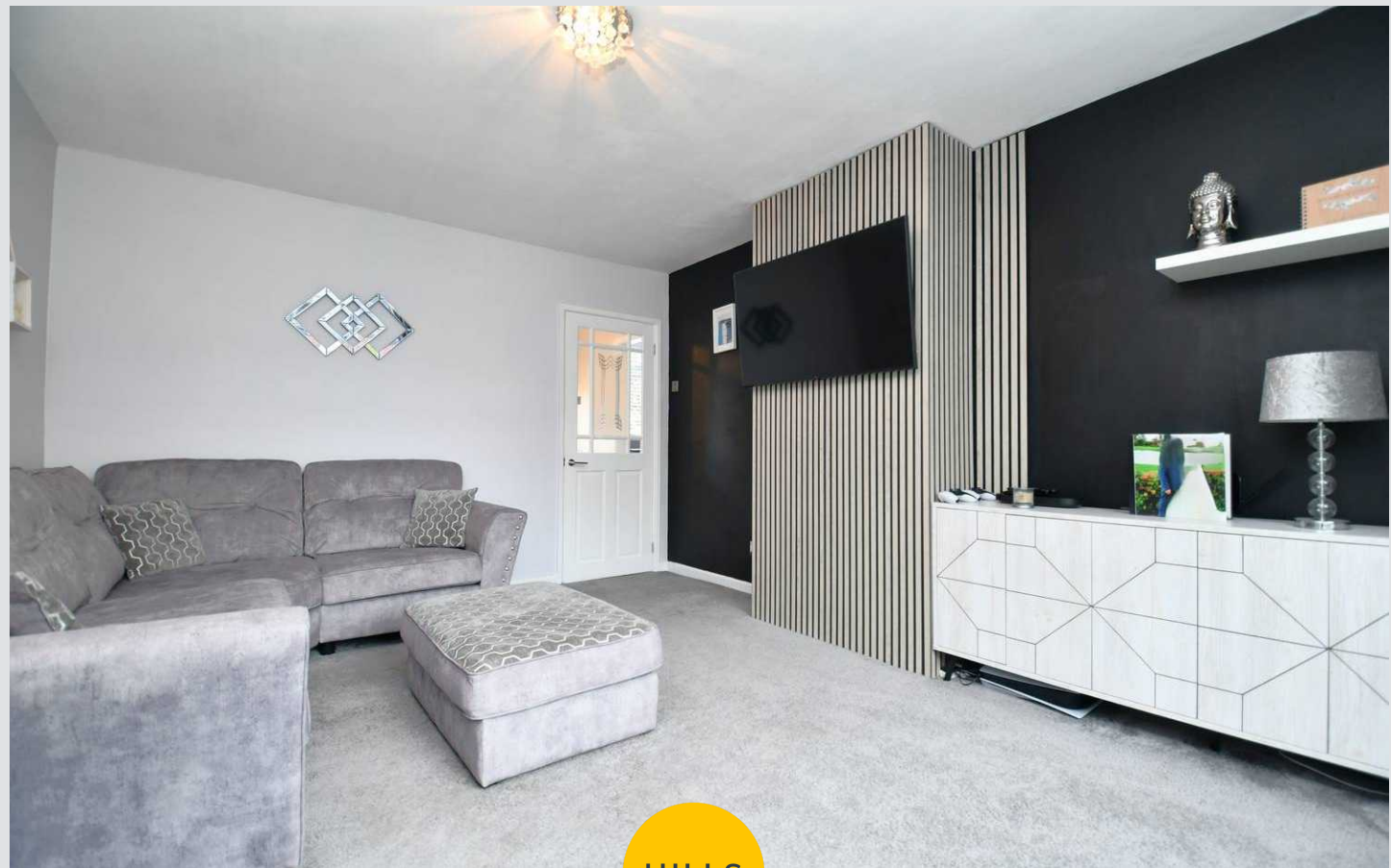
## Salford

This impeccably presented two bed mid-terrace near Salford Royal, has been newly refurbished and offers a modern kitchen and bathroom, a large rear garden and double driveway. Close to transport links, schools, and amenities. Ideal for modern living in prime location.

Council Tax band: A

Tenure: Leasehold

- Walking Distance to Salford Royal
- Double Driveway
- Newly Refurbished With New Carpets
- Modern Fitted Kitchen With Integrated Appliances
- Large Rear Garden Mainly Laid to Lawn With Decked Patio Area
- Easy Access to Transport Links
- Large Primary Bedroom
- Modern Fitted Bathroom
- Close to Ladywell Tram Stop



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### Entrance Hallway

Complete with a ceiling light point and wooden flooring.

### Lounge

14' 10" x 11' 8" (4.53m x 3.55m)

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

### Kitchen

22' 1" x 6' 9" (6.73m x 2.07m)

Featuring complementary fitted units with integral hob, microwave and oven. Space for a washer and dryer. Complete with two ceiling light points, two double glazed windows and wall mounted radiator.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

15' 3" x 10' 1" (4.64m x 3.08m)

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

### Bedroom Two

15' 3" x 8' 7" (4.64m x 2.62m)

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

### Bathroom

7' 0" x 5' 10" (2.13m x 1.77m)

Featuring a two-piece suite including a bath with shower over and hand wash basin. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.



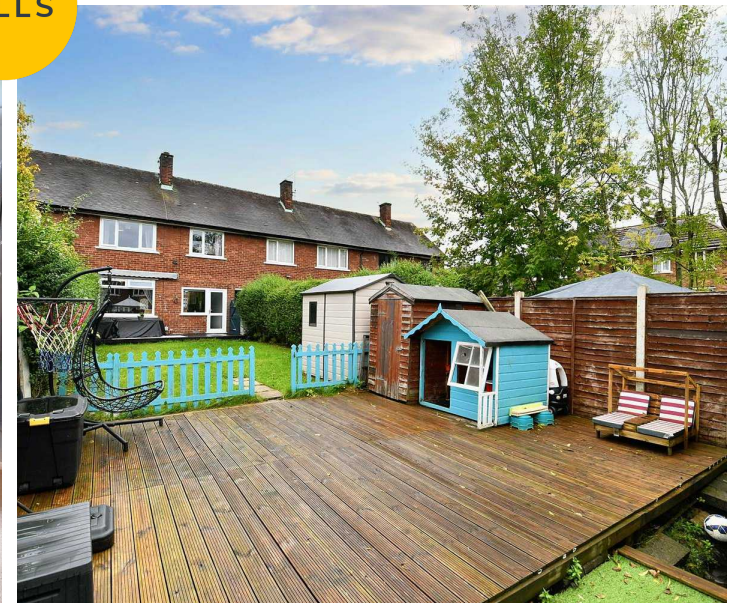
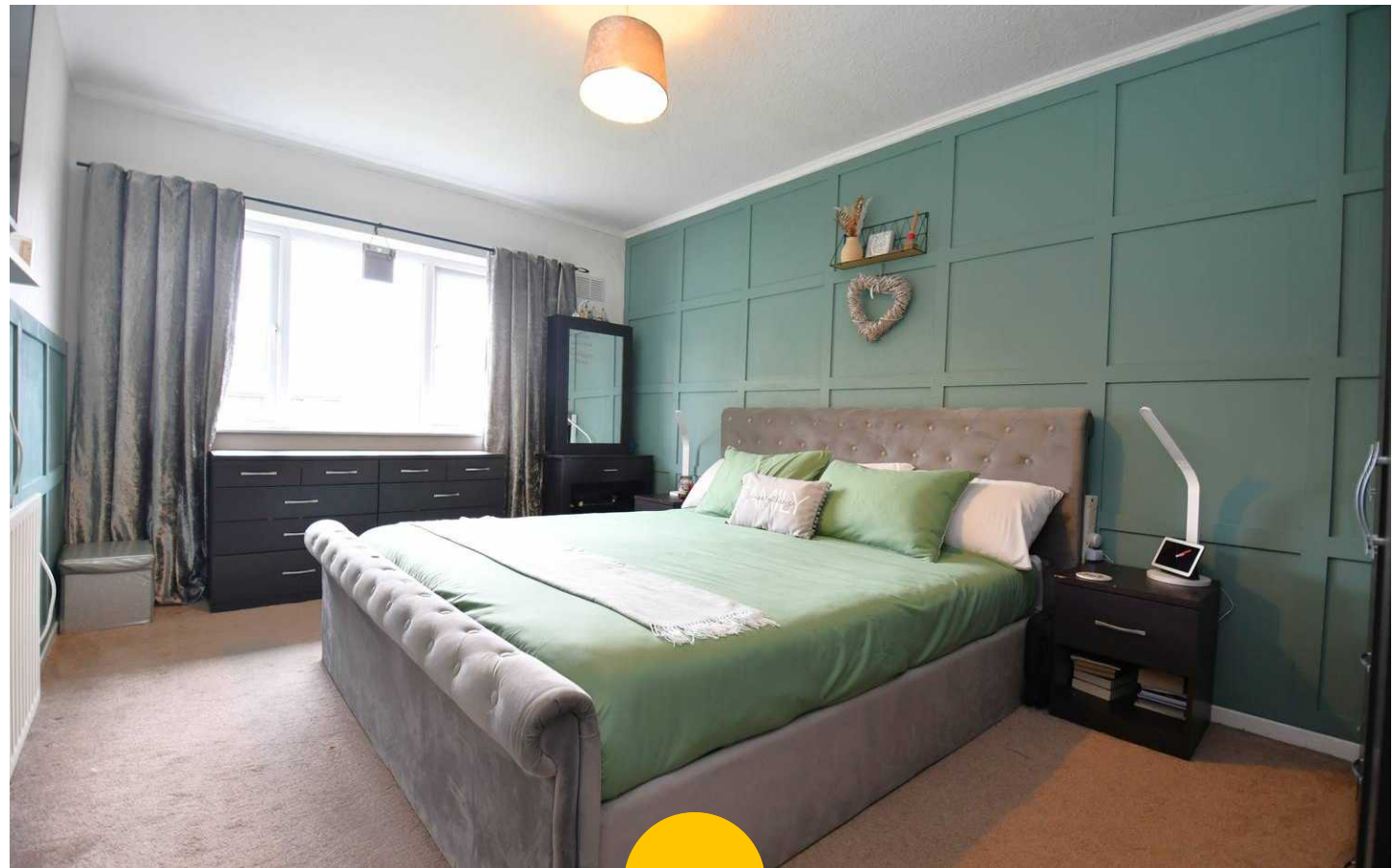
**W.C.**

4' 8" x 2' 8" (1.41m x 0.81m)

Complete with a ceiling light point, double glazed window and W.C. Fitted with tiled walls.

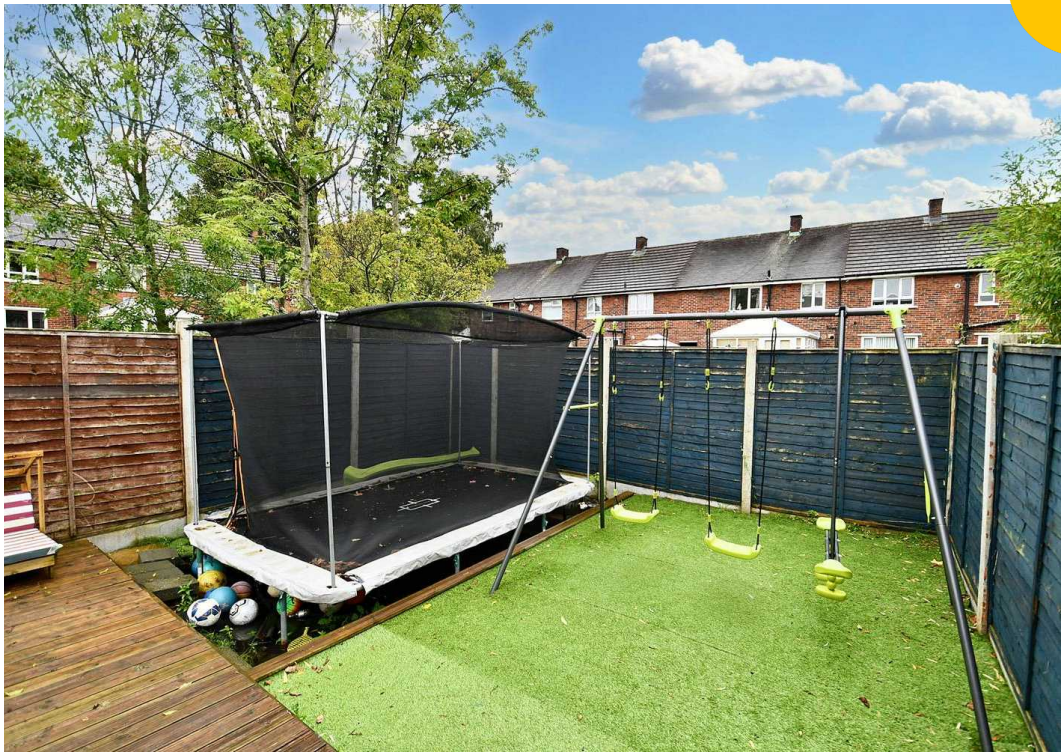
**External**

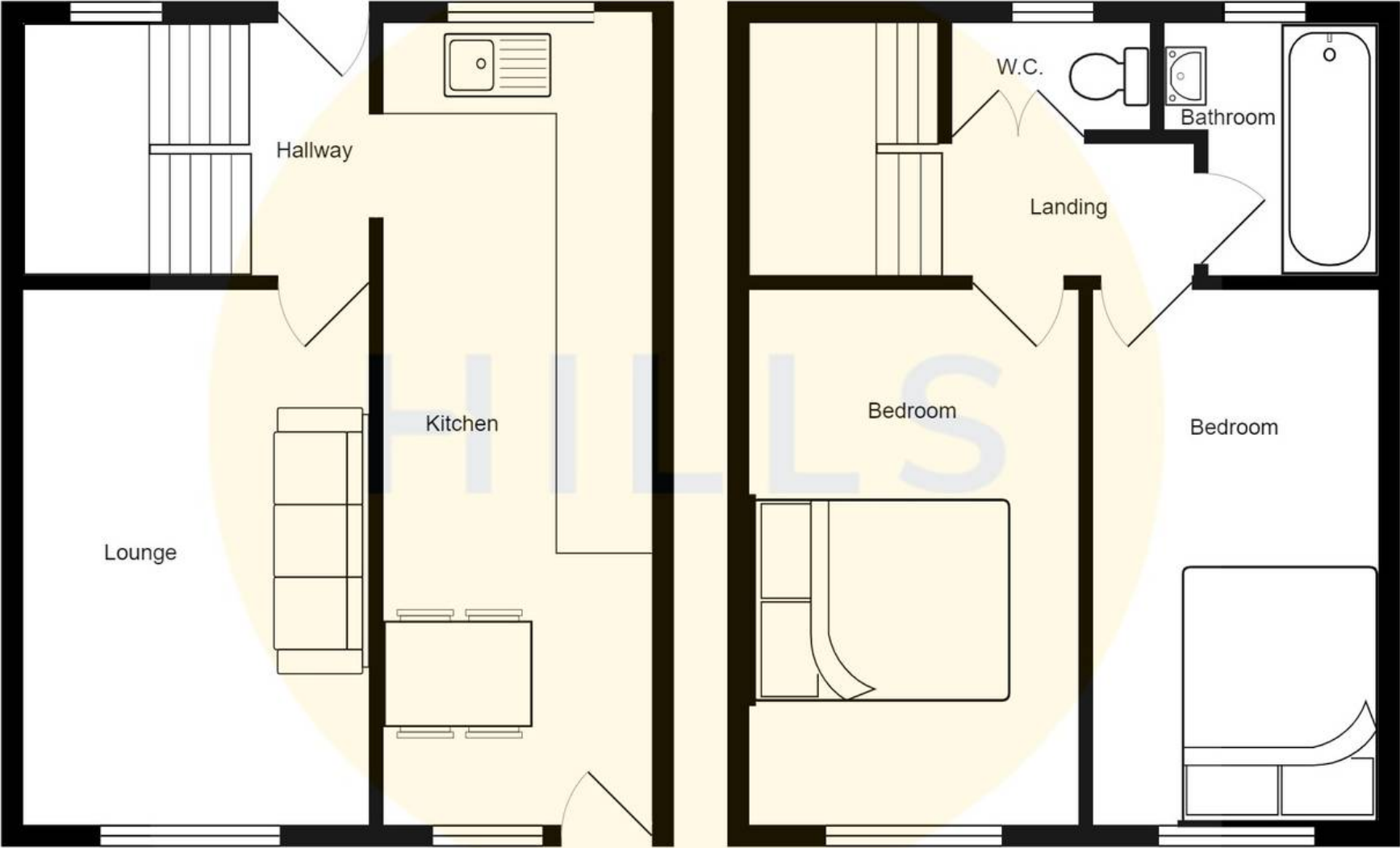
To the front of the property is a driveway providing off road parking. To the rear of the property is a huge garden with laid-to-lawn grass with decking and artificial grass.





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## Hills | Salfords Estate Agent

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