



Groves Avenue

Salford



In Excess of £270,000

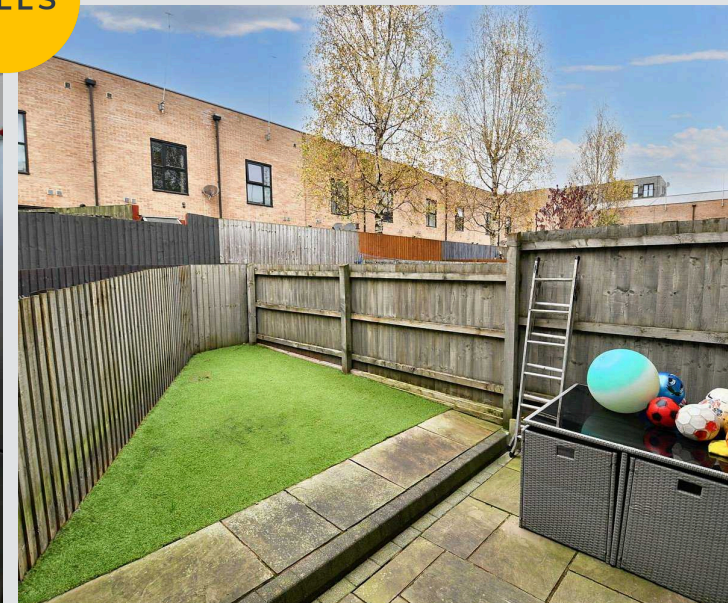
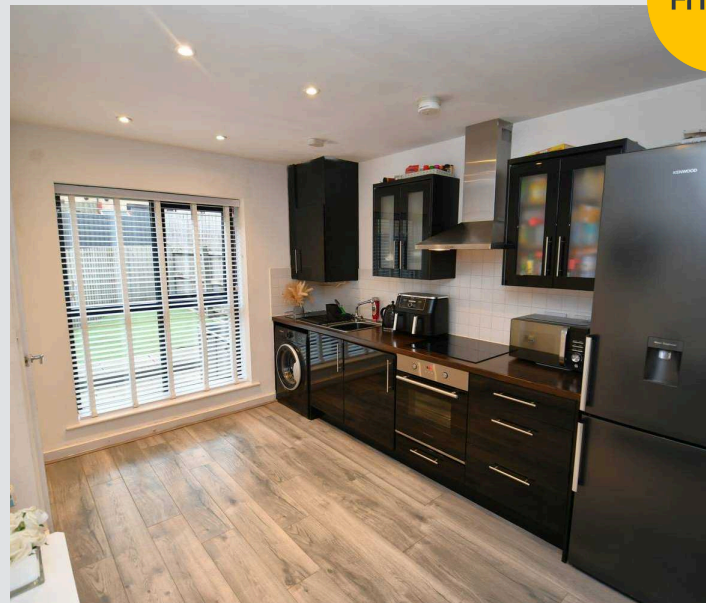
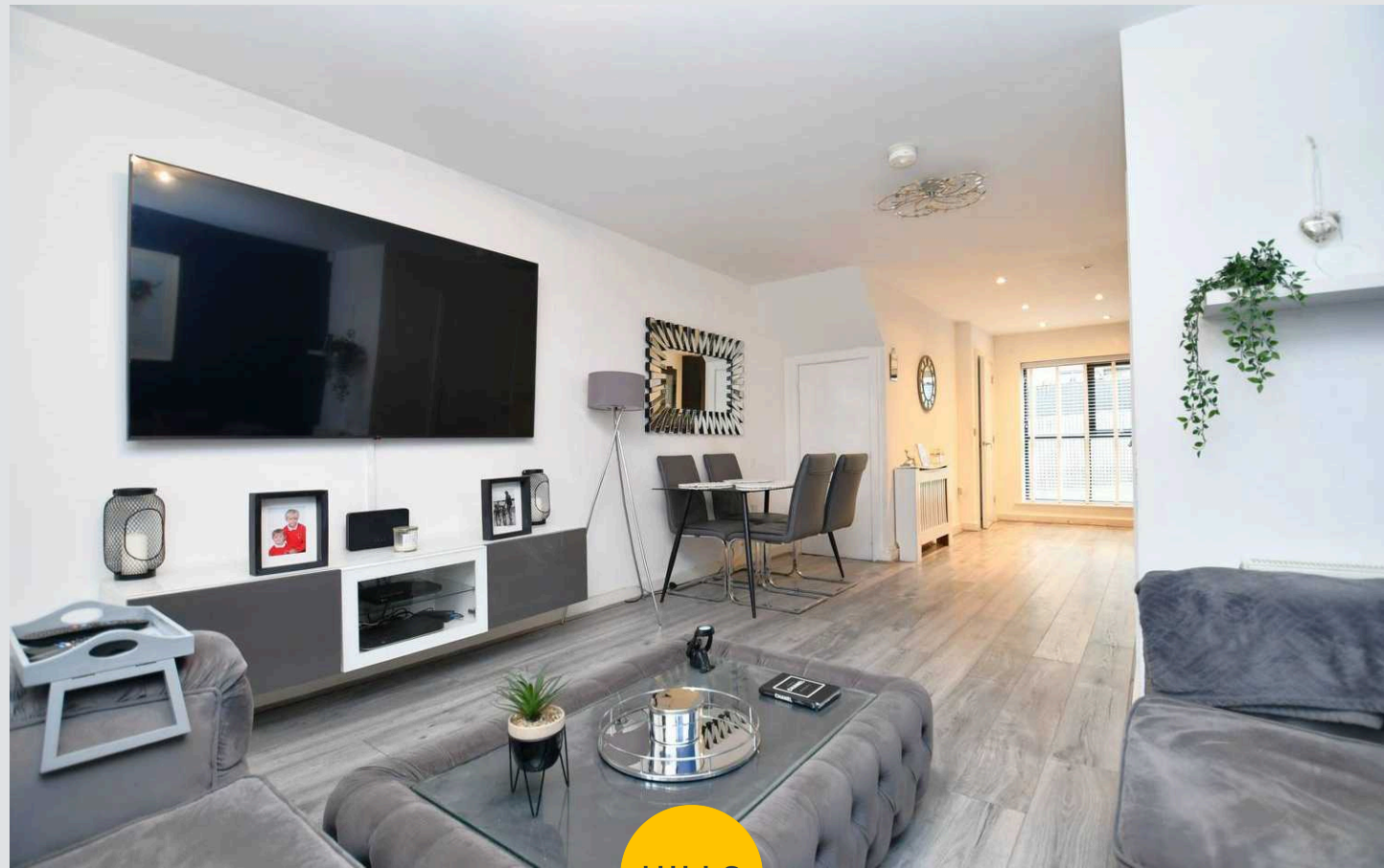
# Groves Avenue

## Salford

STYLISH three bedroom townhouse located within walking distance of Salford Quays & Media City! Featuring THREE DOUBLE BEDROOMS and an open plan living, dining and kitchen area! Council Tax band: C

Tenure: Leasehold

- Stylish, Modern Three Bedroom Townhouse
- Located Within Walking Distance of Salford Quays & Media City, which are Host to a Fine Array of Bars, Shops and Restaurants
- Large, Open Plan Living, Dining and Kitchen Area
- Benefits from a Downstairs W/C
- Three Double Bedrooms
- Modern Three-Piece Family Bathroom
- Benefits from a Parking Space
- Low-Maintenance Garden to the Rear with Artificial Grass and Paving
- Close to Excellent Transport Links into Manchester City Centre and Within Walking Distance of Ordsall Park and Local Schooling
- Viewing is Highly Recommended to Appreciate the Size of this Fantastic Property!



### **Porch**

Complete with a ceiling light point and laminate flooring.

### **Living / Kitchen / Diner**

31' 2" x 12' 4" (9.49m x 3.77m)

An open plan living, kitchen and dining space featuring modern fitted units with integral hob and oven. Complete with two ceiling light points, ceiling spotlights, two double glazed windows and two wall mounted radiators.

### **W.C.**

7' 10" x 2' 11" (2.39m x 0.90m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

### **Rear Hall**

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### **Landing**

Complete with a ceiling light point and laminate flooring.

### **Bedroom Two**

12' 4" x 12' 3" (3.77m x 3.73m)

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

### **Bedroom Three**

12' 5" x 12' 0" (3.78m x 3.66m)

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

### **Second Landing**

Complete with a ceiling light point and laminate flooring.

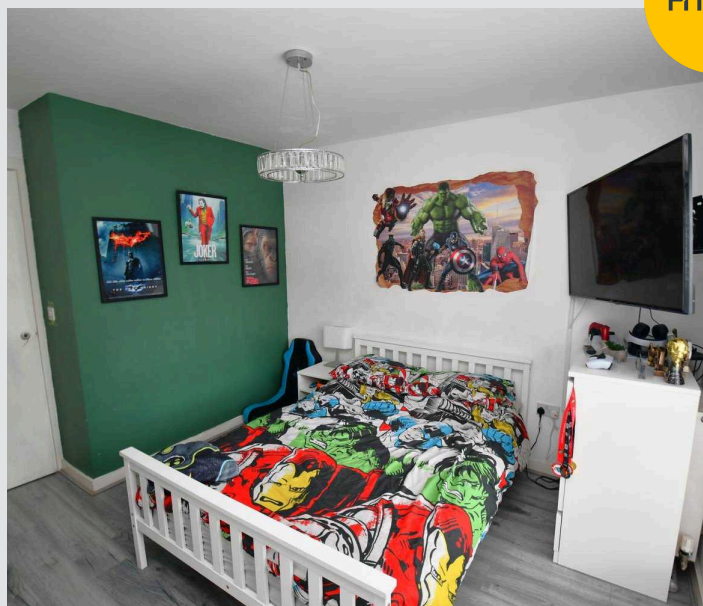
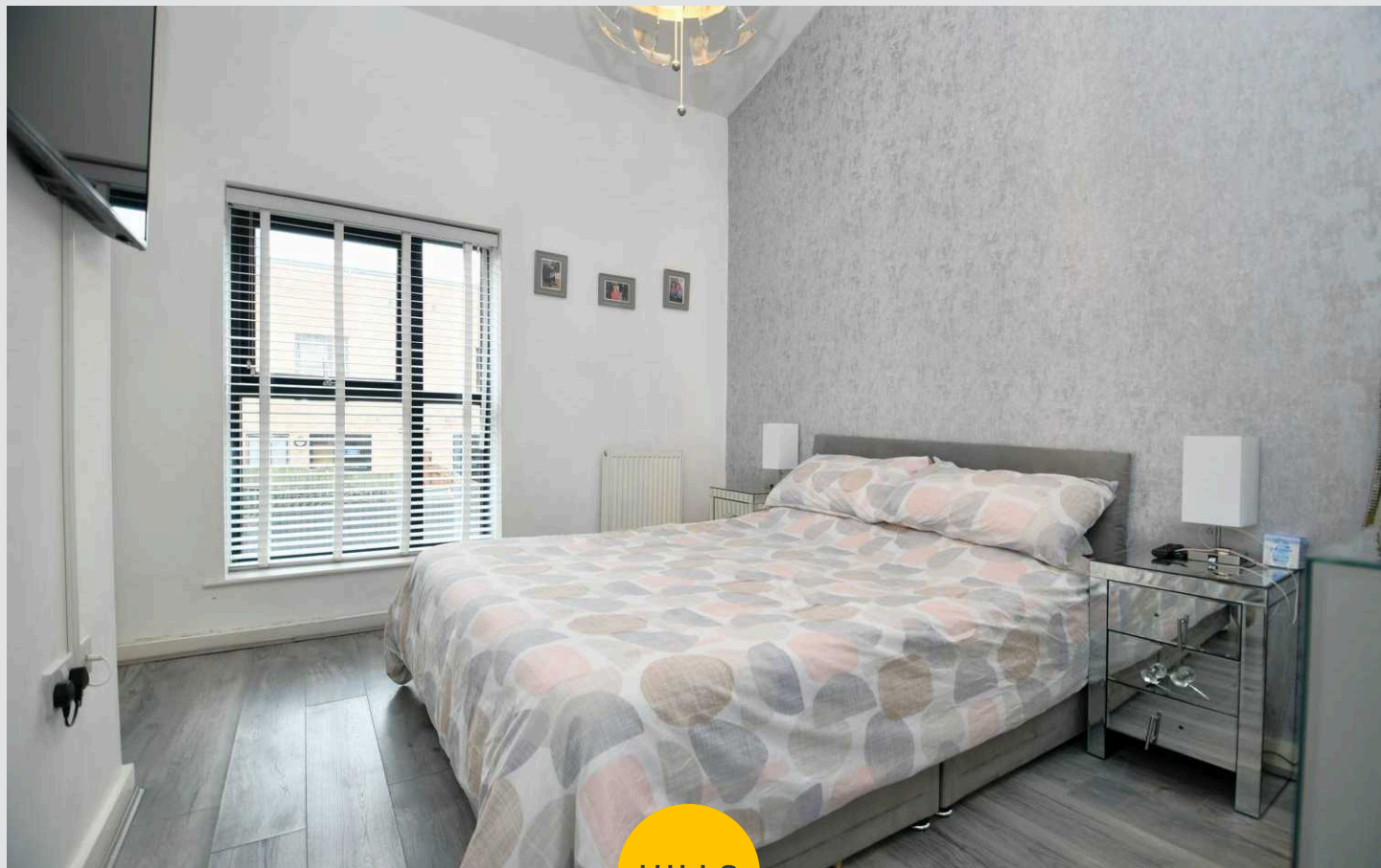
### **Bedroom One**

13' 11" x 9' 2" (4.24m x 2.79m)

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

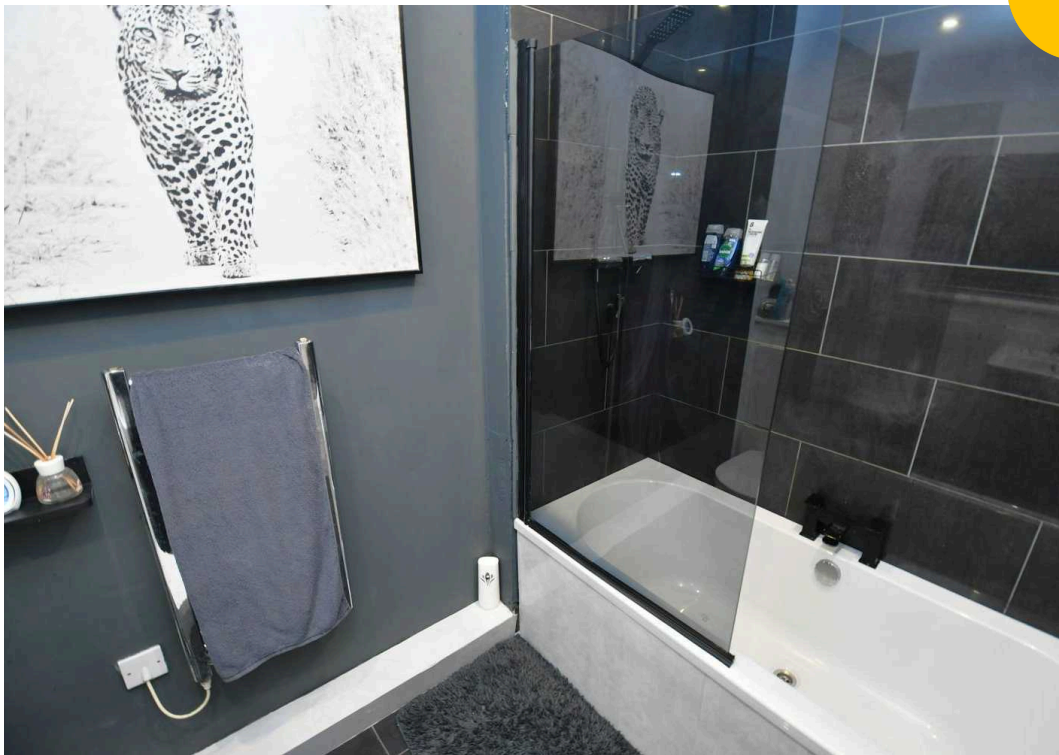
### **External**

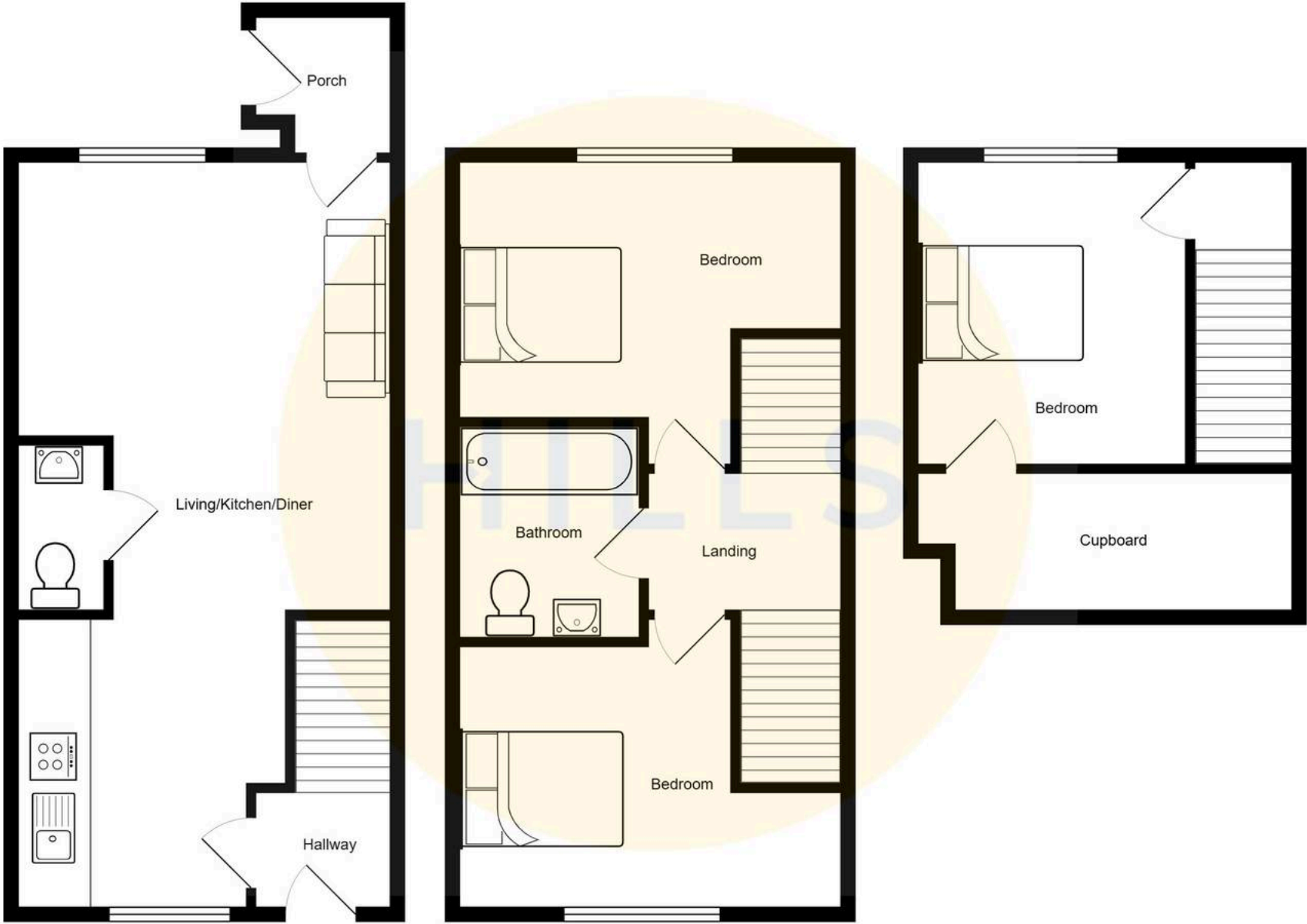
Complete with one allocated parking space. To the rear of the property is a low maintenance garden with artificial grass and paving.

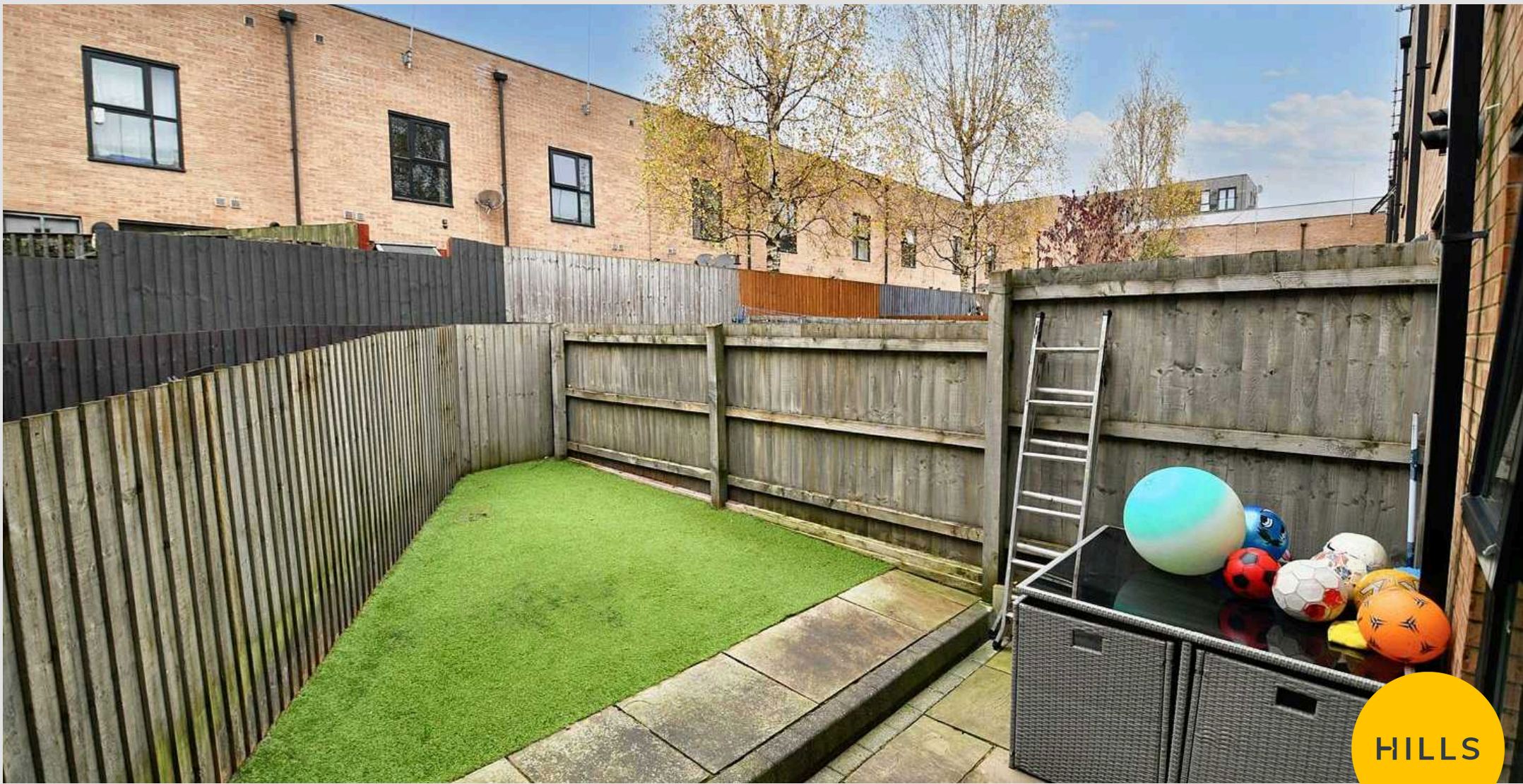




HILLS







## 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/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.