



Oakland Avenue

Salford



In Excess of £270,000

# Oakland Avenue

Salford

**\*\*NO CHAIN\*\*EXTENDED FAMILY HOME\*\* FULL-WIDTH EXTENSION TO THE REAR, NEW 16FT FITTED KITCHEN, LOFT ROOM AND SOUTH-FACING GARDEN. The**

property has unde...

Council Tax band: C

Tenure: Leasehold

- Extended three bedroom semi-detached home
- Full-width extension to the ground floor
- 16ft Extended kitchen that opens onto the rear garden
- Popular and quiet road with residents parking only
- Great location, close to Salford Royal Hospital, excellent transport links, amenities and good local schooling
- Newly fitted bathroom
- Gas central heated and double glazed throughout
- Block paved driveway to the front offering the potential for off-road parking and a well kept garden to the rear that benefits from the sun into the afternoons



HILLS

### Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point with stairs to the first floor landing.

### Lounge

Dimensions: 18' 10" x 10' 10" (5.74m x 3.30m). A large family sized lounge complete with a double glazed bay window to the front elevation, two ceiling light points and two wall mounted radiators. Open plan into dining area.

### Dining Area

Dimensions: 8' 10" x 7' 5" (2.69m x 2.26m). Complete with a ceiling light point, wall mounted radiator and double glazed window to the rear.

### Extended Kitchen

Dimensions: 16' 6" x 8' 4" (5.03m x 2.54m). Featuring a modern range of wall and base units with integral stainless sink and drainer unit. Integral oven, four-ring hob and extractor hood over. Space and plumbing for washing machine and fridge/freezer. Complete with a ceiling light point, wall mounted radiator, combi-boiler and double glazed window to the side elevation. French doors open onto the sun-drenched back garden.

### Landing

Ceiling light point, access to loft room and double glazed window to the side elevation.

### Bedroom One

Dimensions: 9' 8" x 9' 7" (2.94m x 2.92m). Complete with a ceiling light point, double glazed bay window to the front elevation, and wall mounted radiator.

### Bedroom Two

Dimensions: 10' 11" x 8' 11" (3.32m x 2.72m). Complete with a ceiling light point, double glazed window to the rear, and wall mounted radiator.



### Bedroom Three

Dimensions: 6' 6" x 6' 6" (1.98m x 1.98m). Complete with a ceiling light point, double glazed window to the front elevation, and wall mounted radiator.

### Bathroom

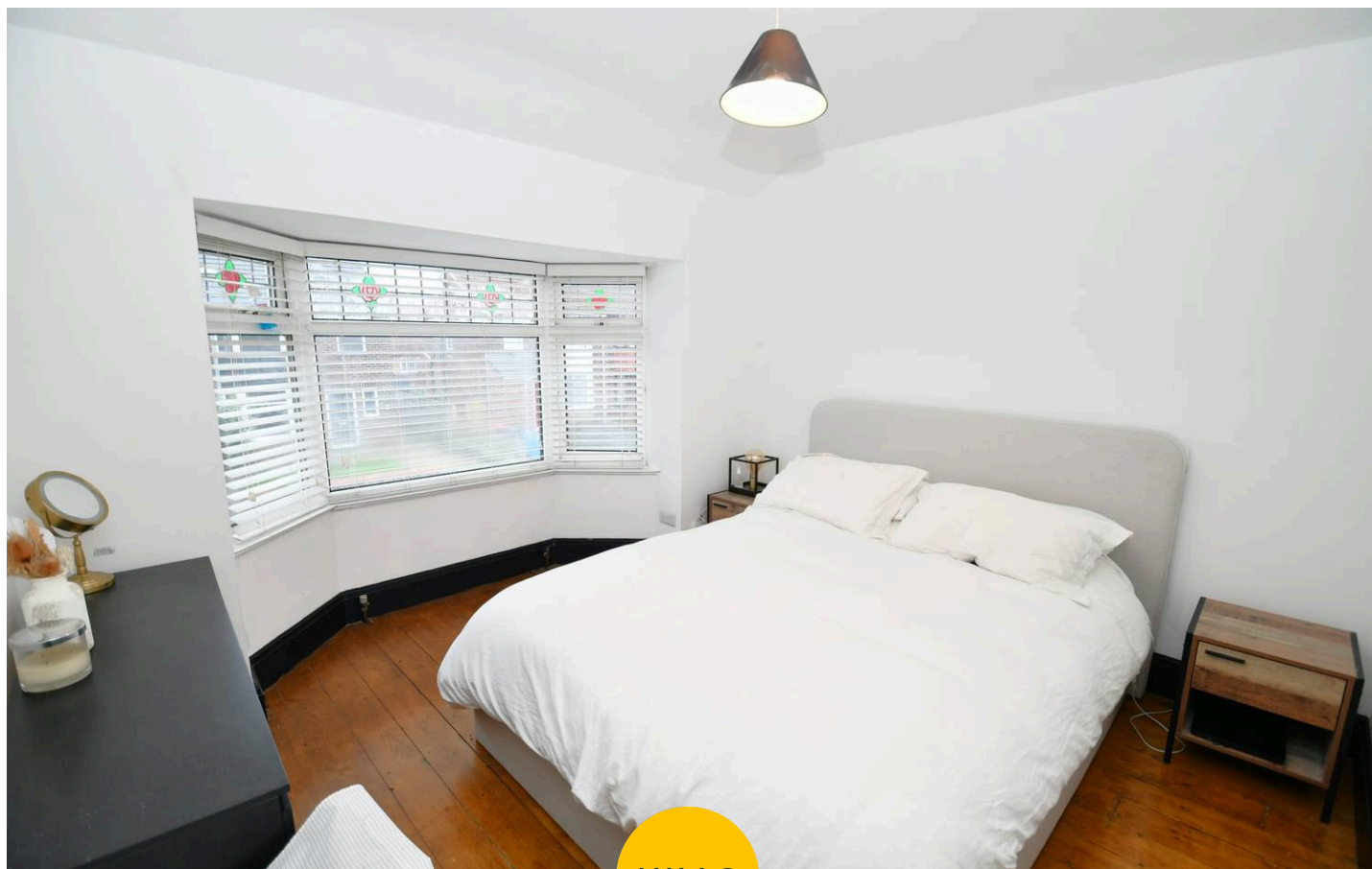
Dimensions: 6' 4" x 5' 8" (1.93m x 1.73m). Featuring a modern three piece bathroom suite, including walk in shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window to the side elevation, and wall mounted radiator.

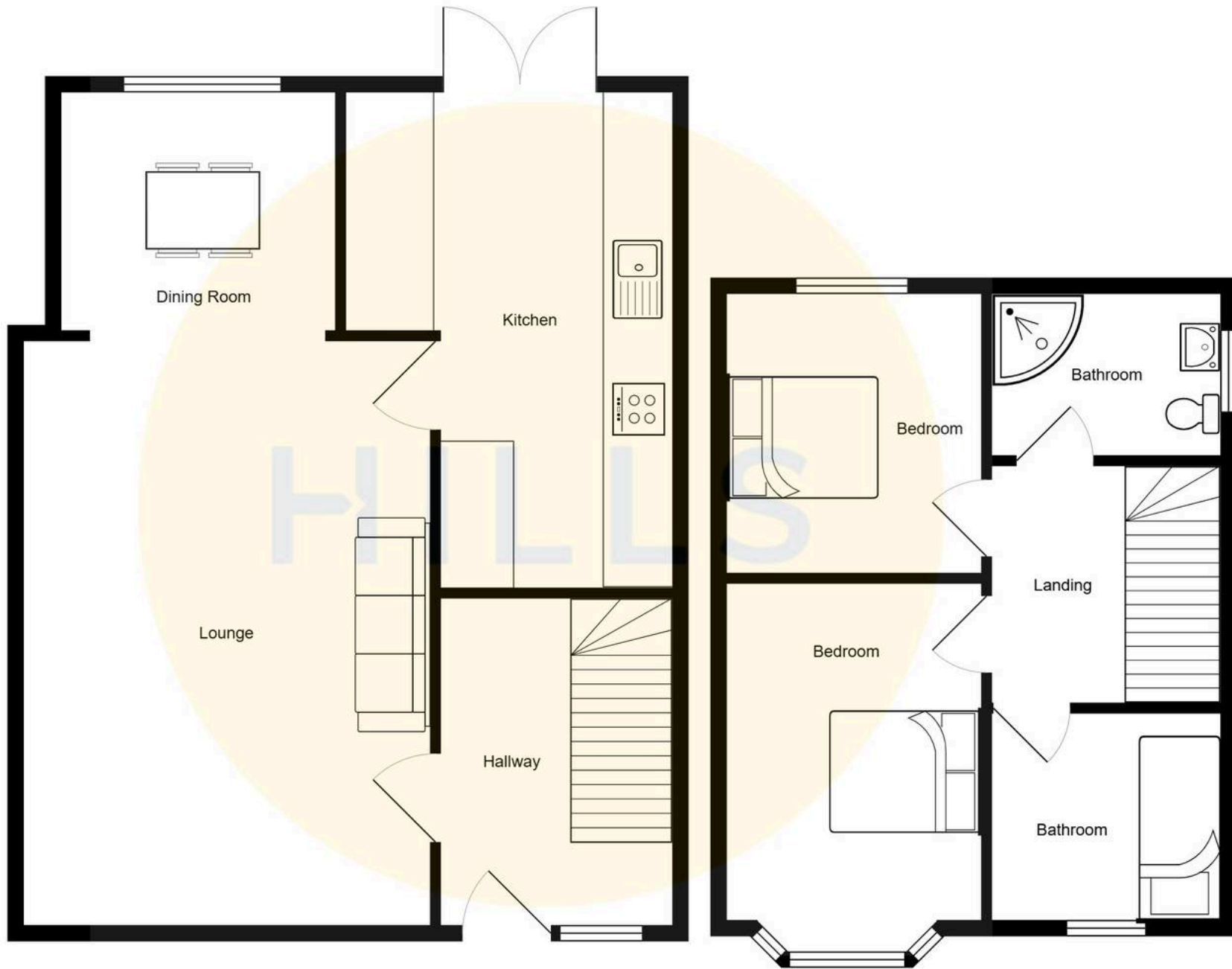
### Loft Room

Dimensions: 17' 10" x 9' 4" (5.43m x 2.84m). Roof window, ceiling light point and storage

### Externally

To the front a block paved driveway offering the potential for off-road parking and a well maintained, low maintenance garden set behind a low lying brick built wall. To the rear a garden laid to lawn with a large wood built shed and separate patio area, all enclosed with wood panel fencing.







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