



Otranto Avenue

Salford



Offers Over £280,000



# Otranto Avenue

Salford

Council Tax band: C

Tenure: Freehold

- Available with NO VENDOR CHAIN!
- Spacious three bedroom semi-detached property
- Bay fronted lounge
- Within walking distance to Salford Royal Hospital
- Driveway and on road parking
- Three piece bathroom suite
- Property has been in the family since 1935!
- Utility room connected to the kitchen
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Catchment of Ellesmere Park High School and Close to Several Well-Kept Parks



HILLS





### Entrance Hallway

Entered via a uPVC front door. Complete with a double glazed window, wall mounted radiator and carpet flooring.

### Lounge

12' 2" x 11' 11" (3.70m x 3.62m)

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

### Reception Room Two

12' 8" x 11' 11" (3.86m x 3.62m)

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

### Boiler Cupboard

3' 4" x 3' 2" (1.01m x 0.97m)

Complete with a ceiling light point, double glazed window and boiler. Fitted with carpet flooring.

### Kitchen

8' 8" x 6' 2" (2.63m x 1.88m)

Featuring complementary wall and base units with cooker and extractor. Space for a washing machine and fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 8" x 11' 11" (3.86m x 3.64m)

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

### Bedroom Two

12' 3" x 10' 11" (3.73m x 3.34m)

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



HILLS





**Bedroom Three**

8' 8" x 7' 3" (2.63m x 2.20m)

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

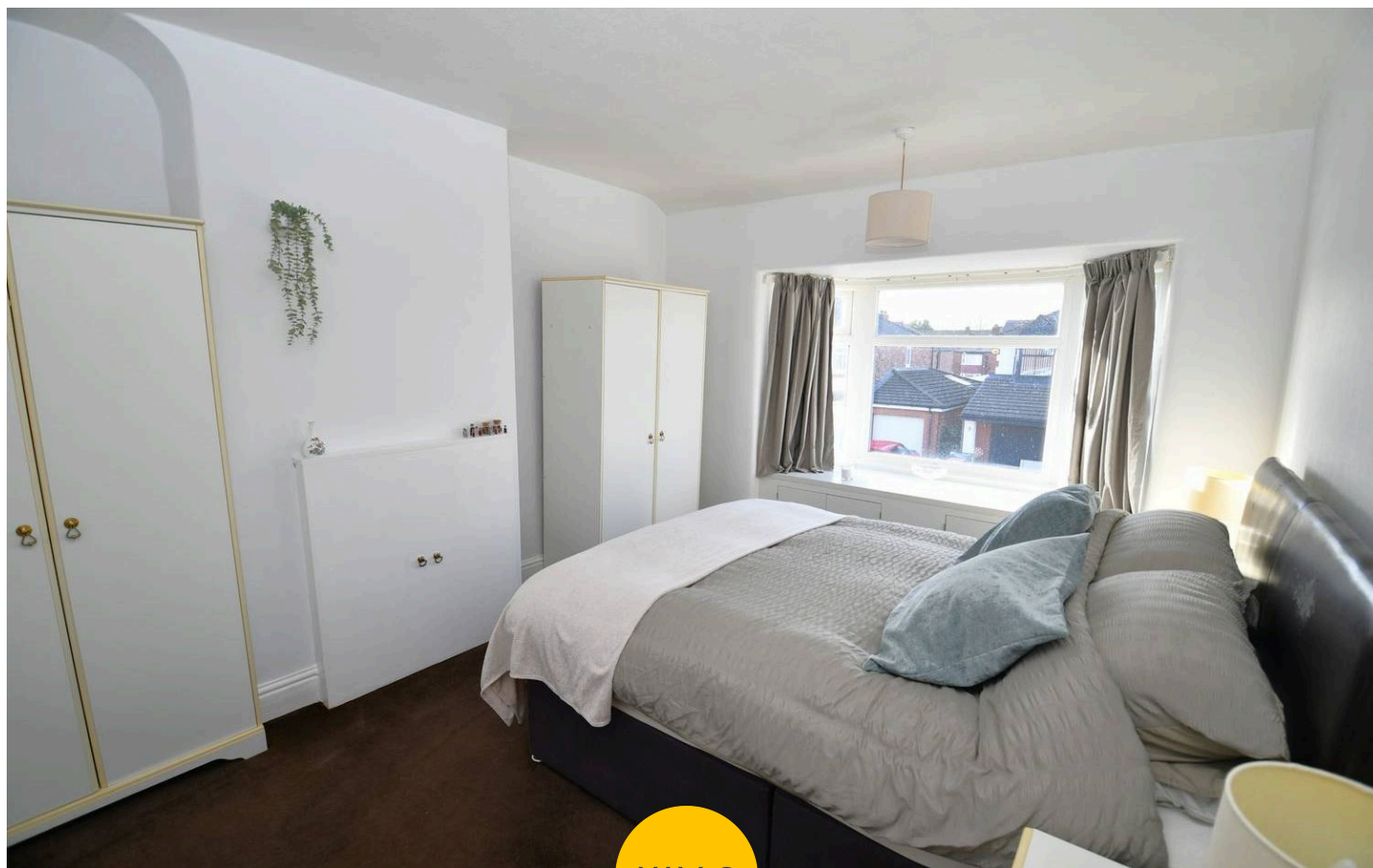
**Bathroom**

7' 10" x 6' 0" (2.39m x 1.84m)

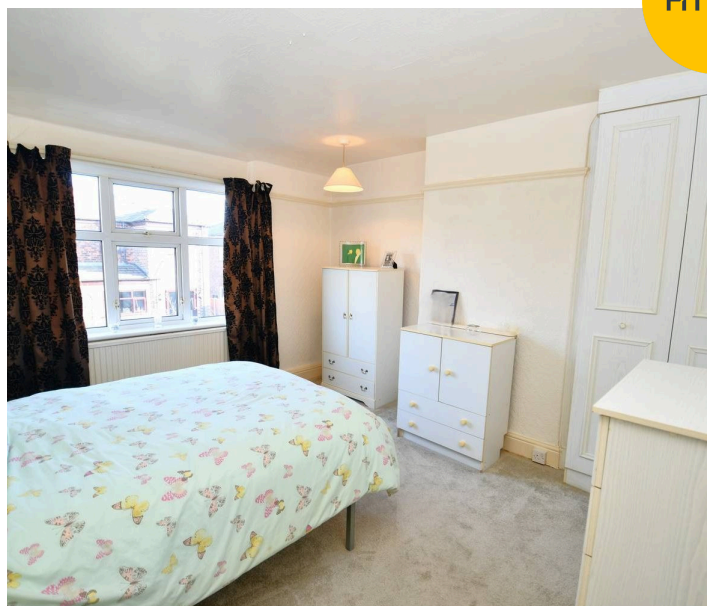
Featuring a three piece suite including bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

**External**

To the front of the property is a low maintenance paved garden and driveway. To the rear of the property is a garden with paved area and lawn with mature plants.



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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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