



Otranto Avenue, Salford

Salford



Offers Over £290,000

# Otranto Avenue

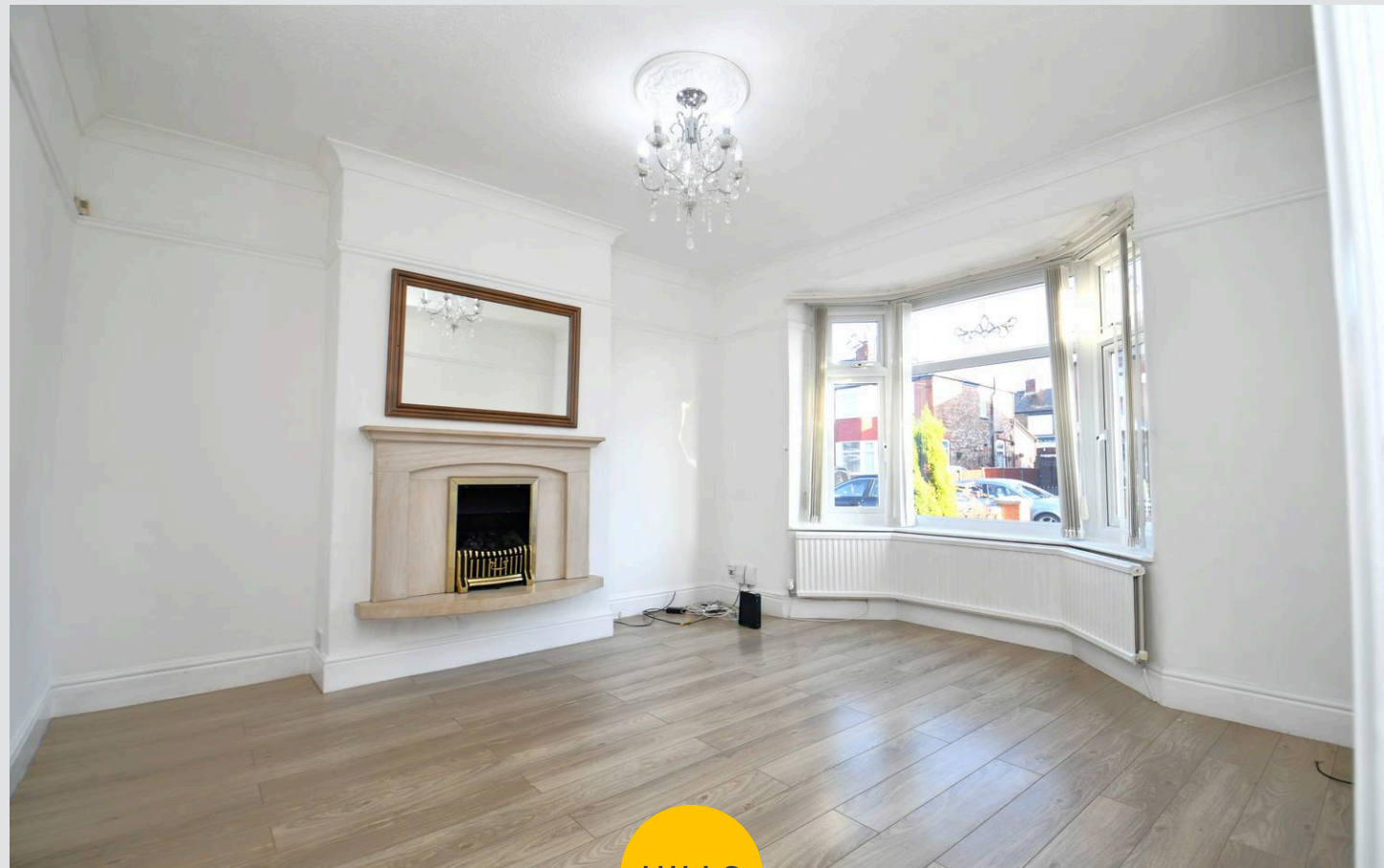
Salford

**\*\*CONVERTED GARAGE\*\*** Offered with NO VENDOR CHAIN is this lovely semi-detached property - situated in the popular 'O-Zone' area, close to Salford Royal Hospital and Ellesmere Park High School!

Council Tax band: C

Tenure: Leasehold

- Available with NO VENDOR CHAIN!
- Lovely Three Bedroom, Semi-Detached Property
- Within Walking Distance of Salford Royal Hospital
- Bay-Fronted Lounge and a Spacious Dining Room
- Extended Fitted Kitchen
- Modern Four-Piece Family Bathroom
- Converted Garage which Could be Used as an Office
- Three Well-Proportioned Bedrooms
- 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



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### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Lounge

14' 4" x 11' 9" (4.37m x 3.58m)

Featuring a gas fire with limestone surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

### Dining Room

12' 8" x 11' 10" (3.86m x 3.60m)

Featuring a gas fire with marble surround. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

15' 11" x 6' 3" (4.85m x 1.90m)

Featuring complementary wall and base units with granite work surface. Integral composite sink, extractor, double oven, five ring gas hob, microwave and dishwasher. Space for a fridge freezer. Complete with ceiling spotlights, Velux window, double glazed window and uPVC French doors. Fitted with part tiled walls and tiled flooring.

### Landing

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

### Bedroom One

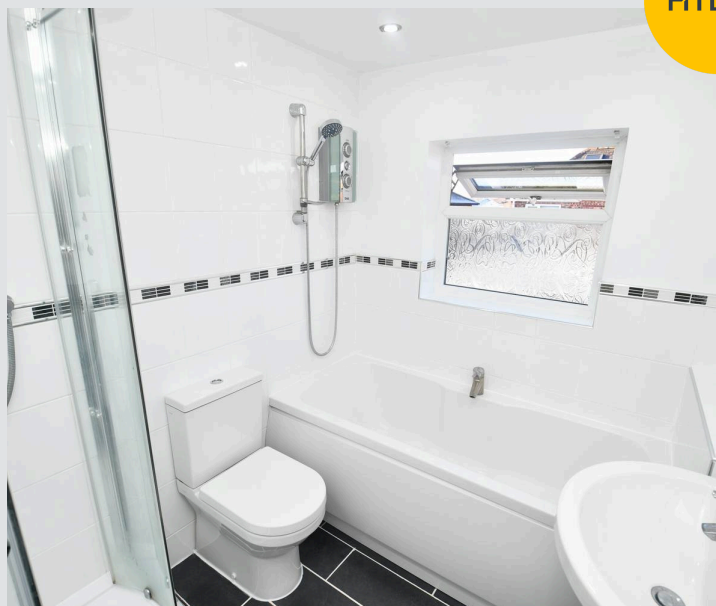
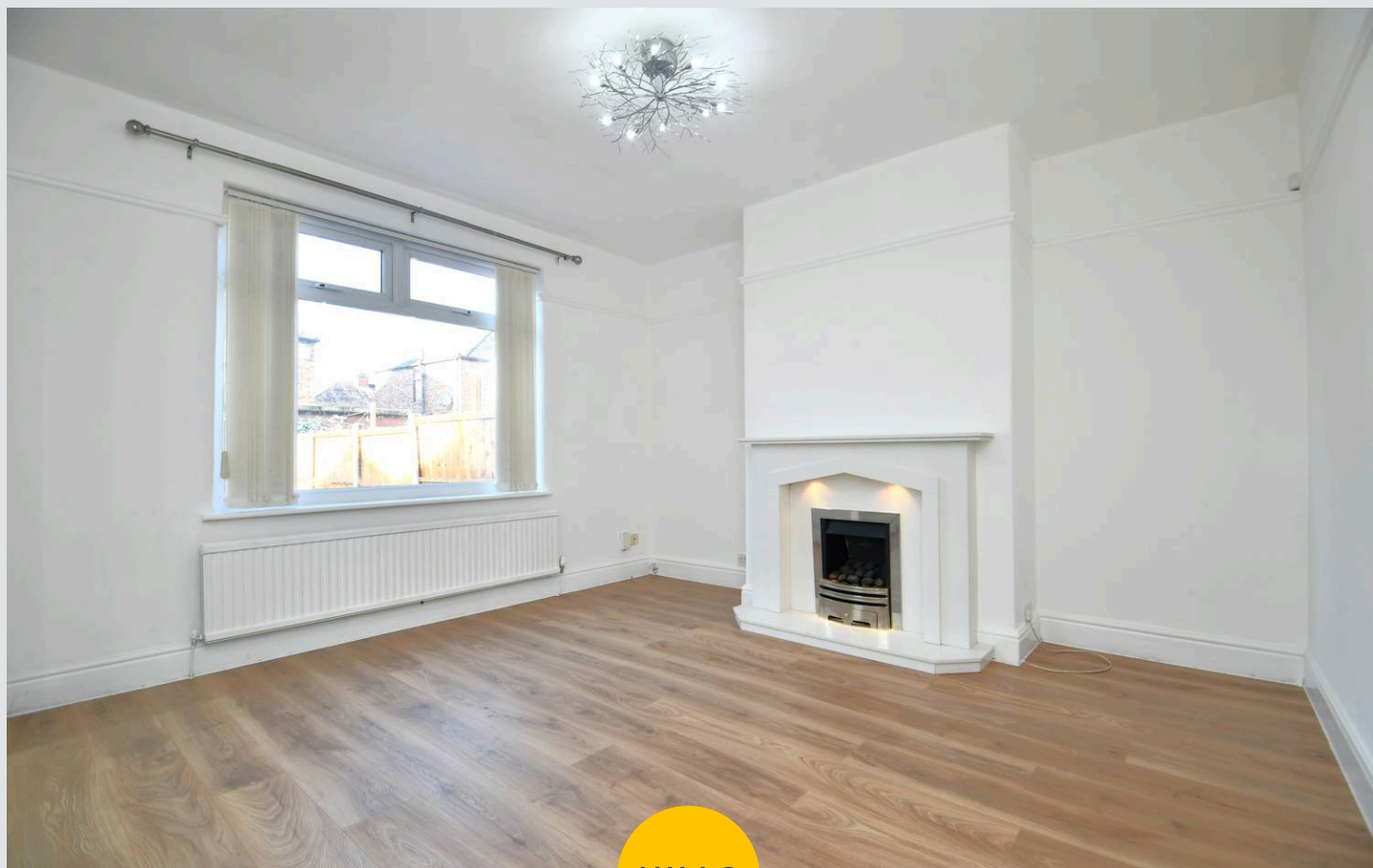
14' 5" x 10' 9" (4.39m x 3.27m)

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

### Bedroom Two

12' 8" x 11' 9" (3.86m x 3.58m)

Featuring fitted wardrobes and vanity unit. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring. Access to a boarded loft via ladder.



### Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

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

### Bathroom

7' 8" x 6' 0" (2.34m x 1.83m)

Featuring a four piece suite including a bath with electric shower over, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

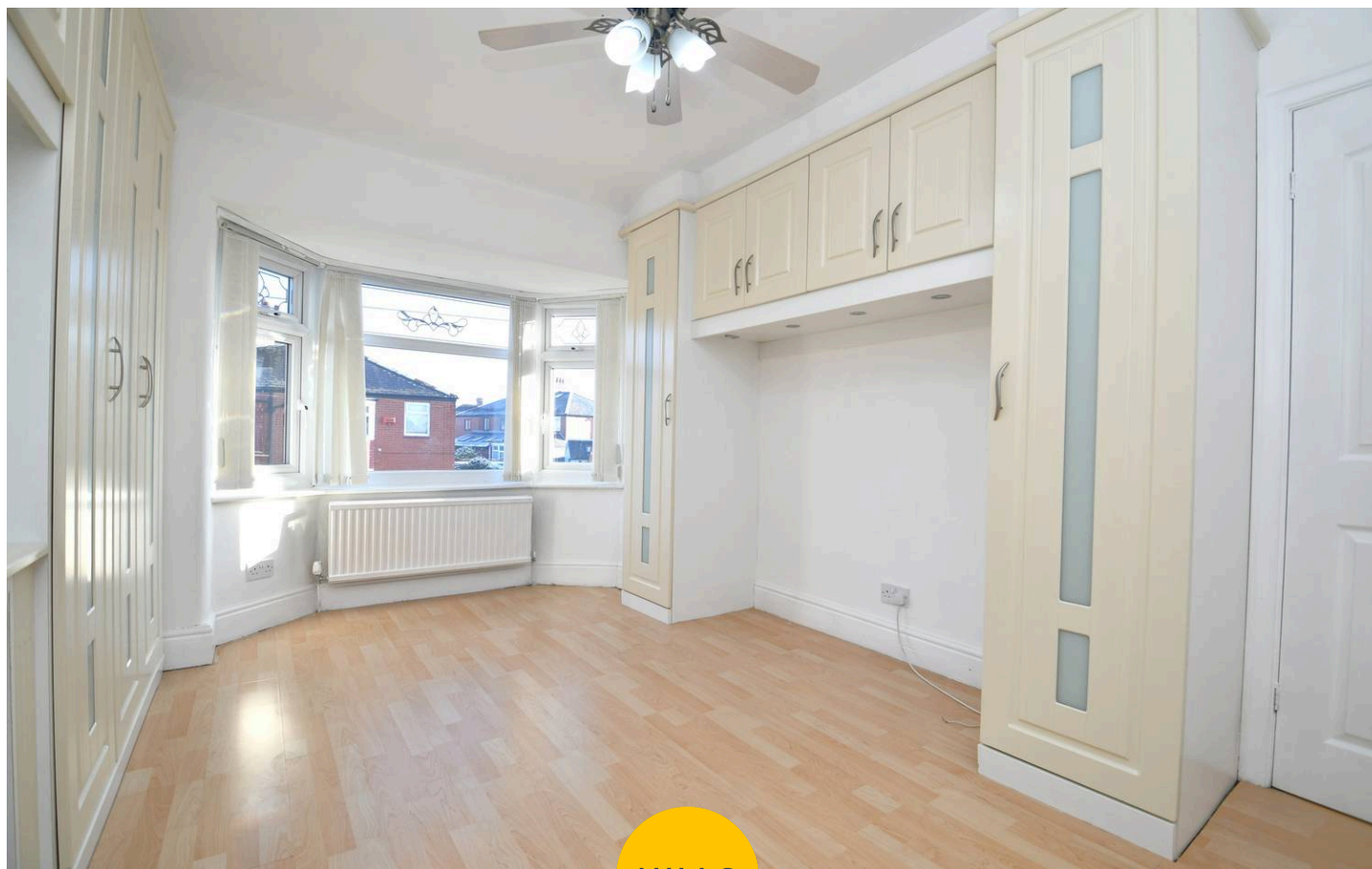
### Garage / Office

15' 0" x 7' 10" (4.57m x 2.39m)

Converted into a full insulated office room. Fitted with a utility area comprising of wall and base units with complimentary work surface. Space for fridge freezer and tumble drier. Complete with ceiling spotlights and double glazed window. Fitted with cushioned flooring.

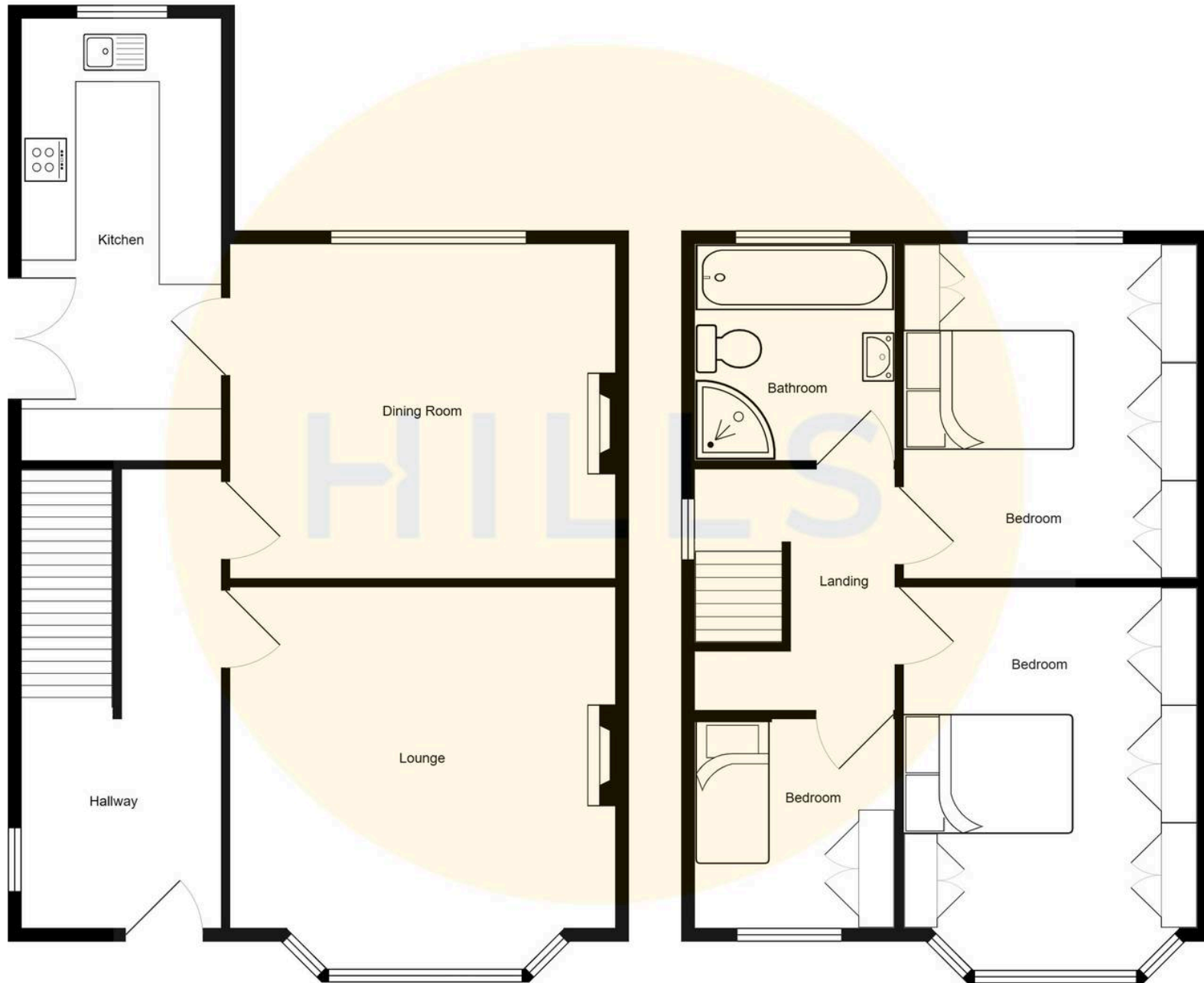
### External

To the front of the property is a driveway and planting area. To the rear of the property is a large, well maintained garden with laid to lawn grass, shed and paved seating area.



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