



Brookfield Avenue

Salford



£230,000

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Salford

**** A SPACIOUS Three Bedroom Terraced Property, Boasting Generous Rooms Sizes, a Generous Garden and a Driveway! Within Walking Distance of Salford Royal Hospital and Ladywell Tram Stop****
Council Tax band: A

Tenure: Freehold

- NO VENDOR CHAIN
- Spacious Three Bedroom Terraced Property
- Just a Short Walk from Salford Royal Hospital
- Close to Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Tastefully Decorated Family Lounge
- Fitted Kitchen and a Downstairs W/C
- Three Generously-Sized Bedrooms
- Driveway to the Front for Off-Road Parking
- Good-Sized Garden to the Rear with Decking and Laid-to-Lawn Grass
- Early Viewing is Essential!



Porch**Hallway**

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

Lounge

14' 5" x 11' 7" (4.39m x 3.53m)

Complete with two wall light points, patio doors and wall mounted radiator. Fitted with carpet flooring.

Kitchen

16' 8" x 7' 0" (5.07m x 2.13m)

Featuring complementary wall and base units with integral hob and oven. Space for a washing machine. Complete with three ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Downstairs W.C.

3' 11" x 3' 10" (1.19m x 1.16m)

Featuring a W.C. Complete with a ceiling light point and laminate flooring.

Rear Vestibule

Complete with a ceiling light point and laminate flooring.

Landing

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

Bedroom One

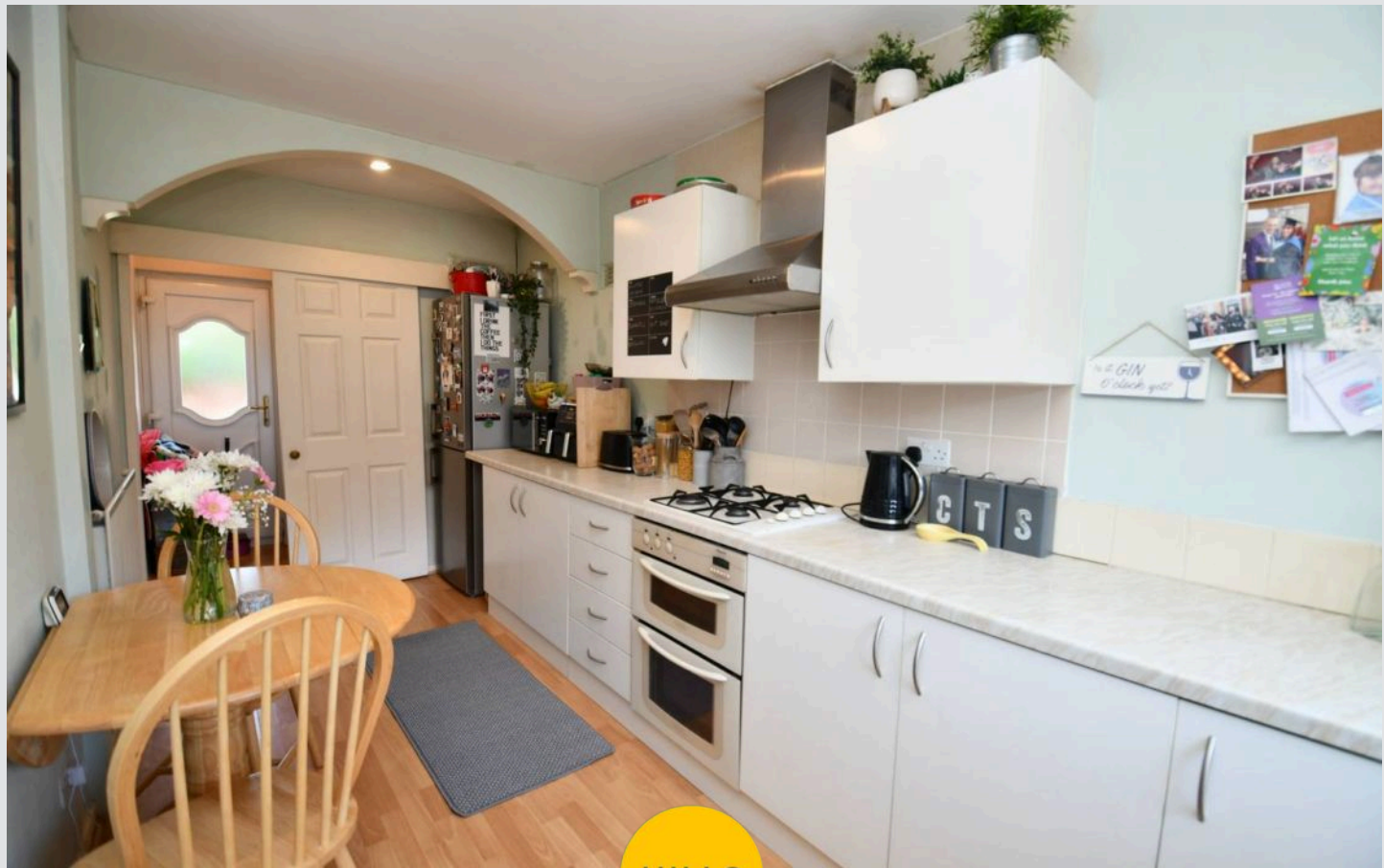
11' 9" x 10' 5" (3.58m x 3.18m)

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

Bedroom Two

10' 11" x 11' 9" (3.32m x 3.57m)

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



Bedroom Three

9' 5" x 9' 1" (2.88m x 2.78m)

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

Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)

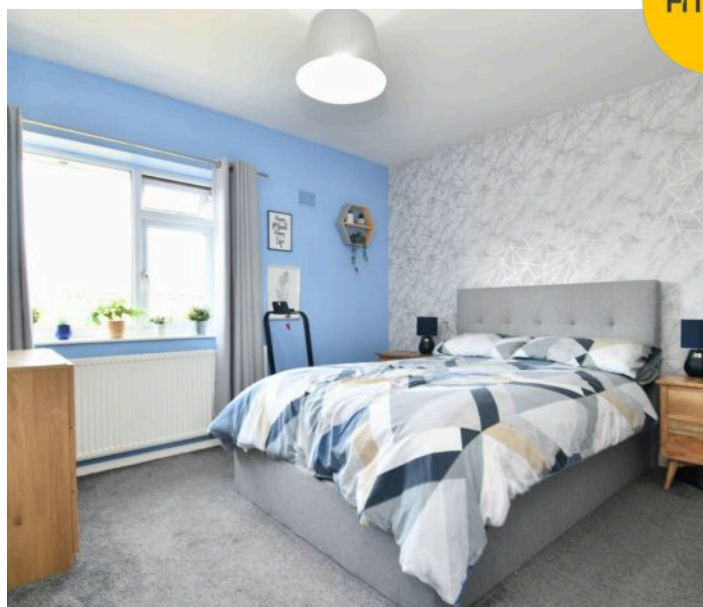
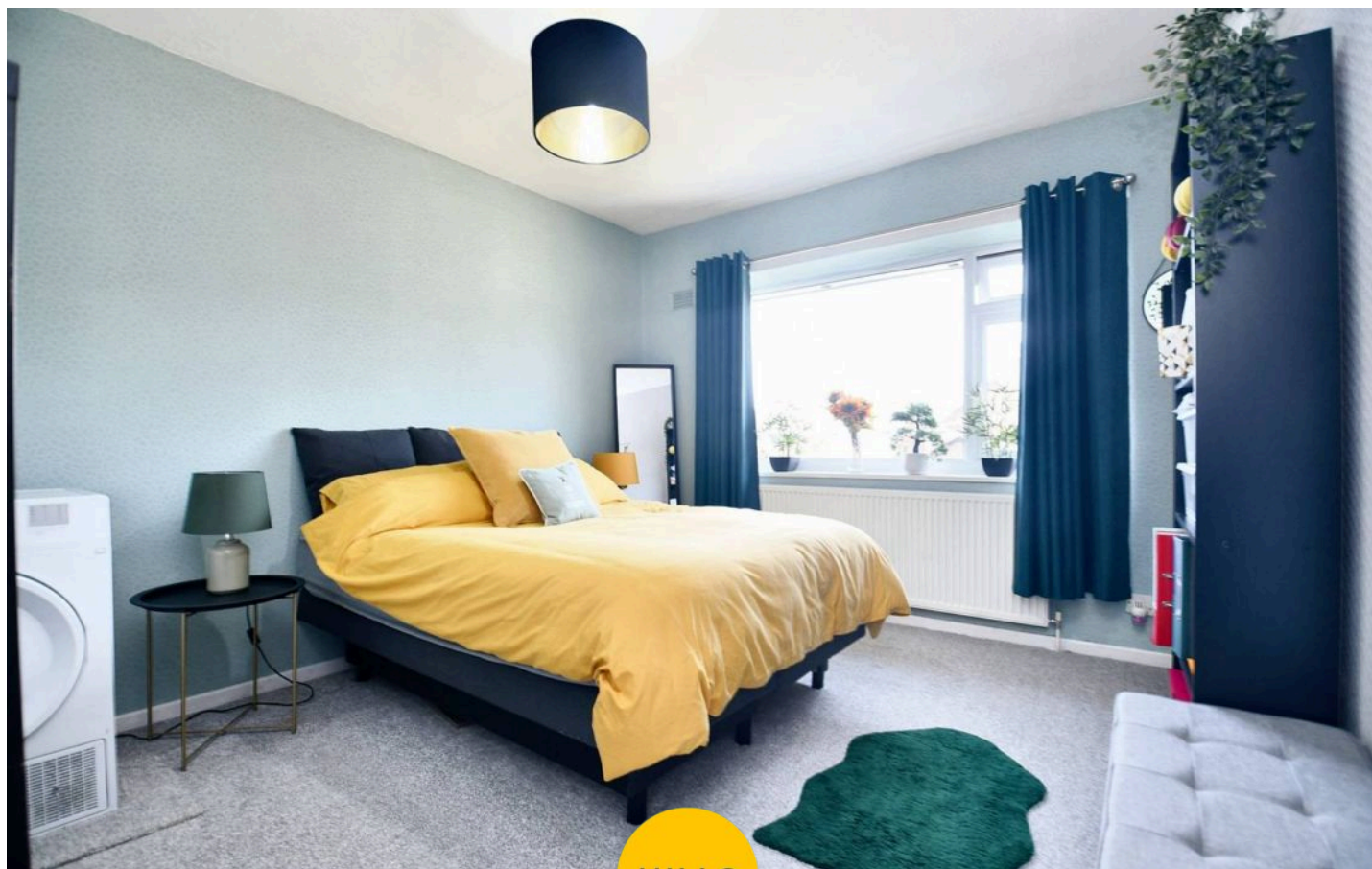
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and tiled flooring.

Loft

Partially boarded with ladder and hatch.

External

To the front of the property is a double driveway. To the rear of the property is a generously sized garden with grass, decking, paving and stoned area.







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