

Scholars Avenue, Salford

Salford



£425,000



# Scholars Avenue

Salford

**\*\*Fantastic Modern, Four Bedroom Detached Property Located on a Popular Residential Estate! Featuring a Sun Drenched Rear Garden and a Large, Stylish Kitchen Diner with a Separate Utility Room!\*\***  
Council Tax band: D

Tenure: Leasehold

- Fantastic Four Bedroom Detached Family Home
- Located on a Popular, Quiet Residential Estate
- Family Lounge and a Downstairs W/C
- Large Open Plan Kitchen Diner with Modern Units and Patio Doors to the Rear
- Benefits from a Separate Utility Room
- Four Generously-Sized Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Three-Piece Family Bathroom
- Double Driveway and an Integral Garage for Off-Road Parking
- Sun Drenched Rear Garden with Laid-to-Lawn Grass and Paving, Not Overlooked to the Rear
- Within Easy Access of Salford Royal Hospital, Buile Hill Park and Local Schooling





### Entrance Hallway

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

### Lounge

14' 5" x 11' 8" (4.40m x 3.55m)

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

### Kitchen / Diner

21' 6" x 9' 10" (6.55m x 3.00m)

Featuring complementary wall and base units with integral hob, oven and dishwasher. Complete with a ceiling light point, ceiling spotlights, double glazed patio doors and wall mounted radiator. Fitted with tiled flooring.

### Utility Room

7' 9" x 5' 9" (2.37m x 1.74m)

Featuring fitted units with space for a washing machine and dryer. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### Downstairs W.C.

5' 7" x 2' 11" (1.70m x 0.90m)

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

### Integrated Garage

### Landing

### Bedroom One

9' 3" x 7' 5" (2.82m x 2.26m)

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

### En suite

6' 6" x 6' 4" (1.97m x 1.94m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, window and part tiled walls.



**Bedroom Two**

13' 9" x 8' 0" (4.20m x 2.45m)

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

**Bedroom Three**

10' 8" x 7' 9" (3.26m x 2.35m)

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

**Bedroom Four**

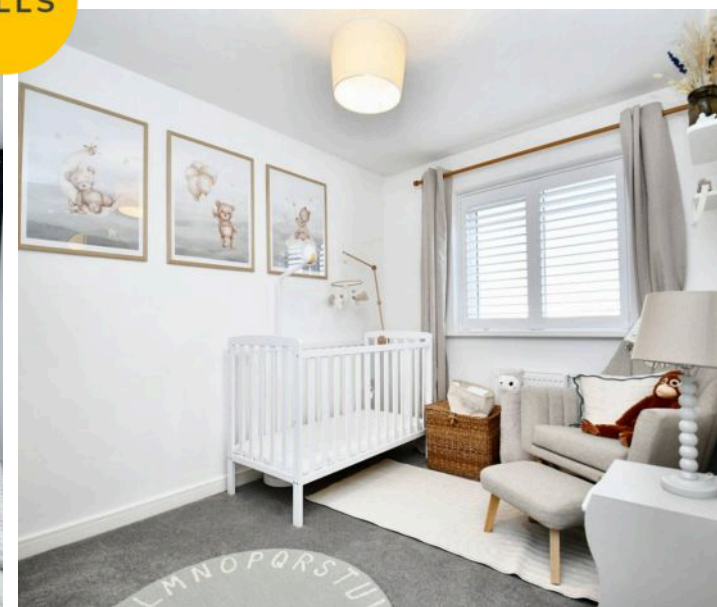
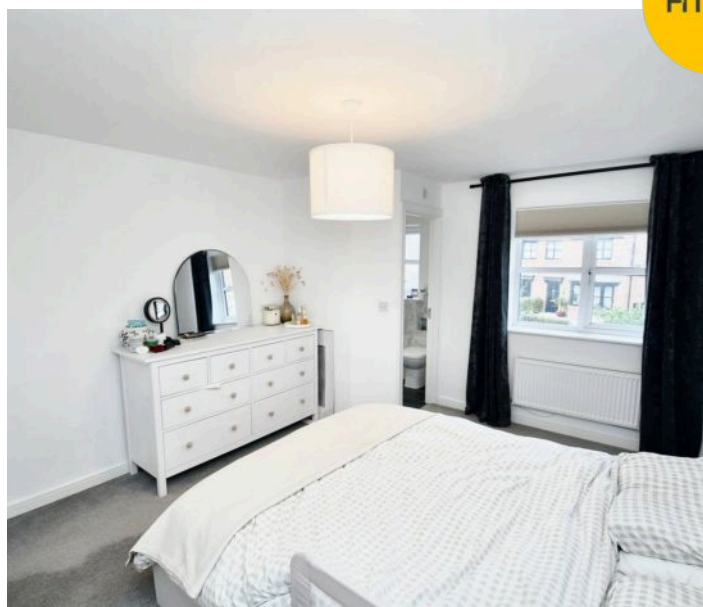
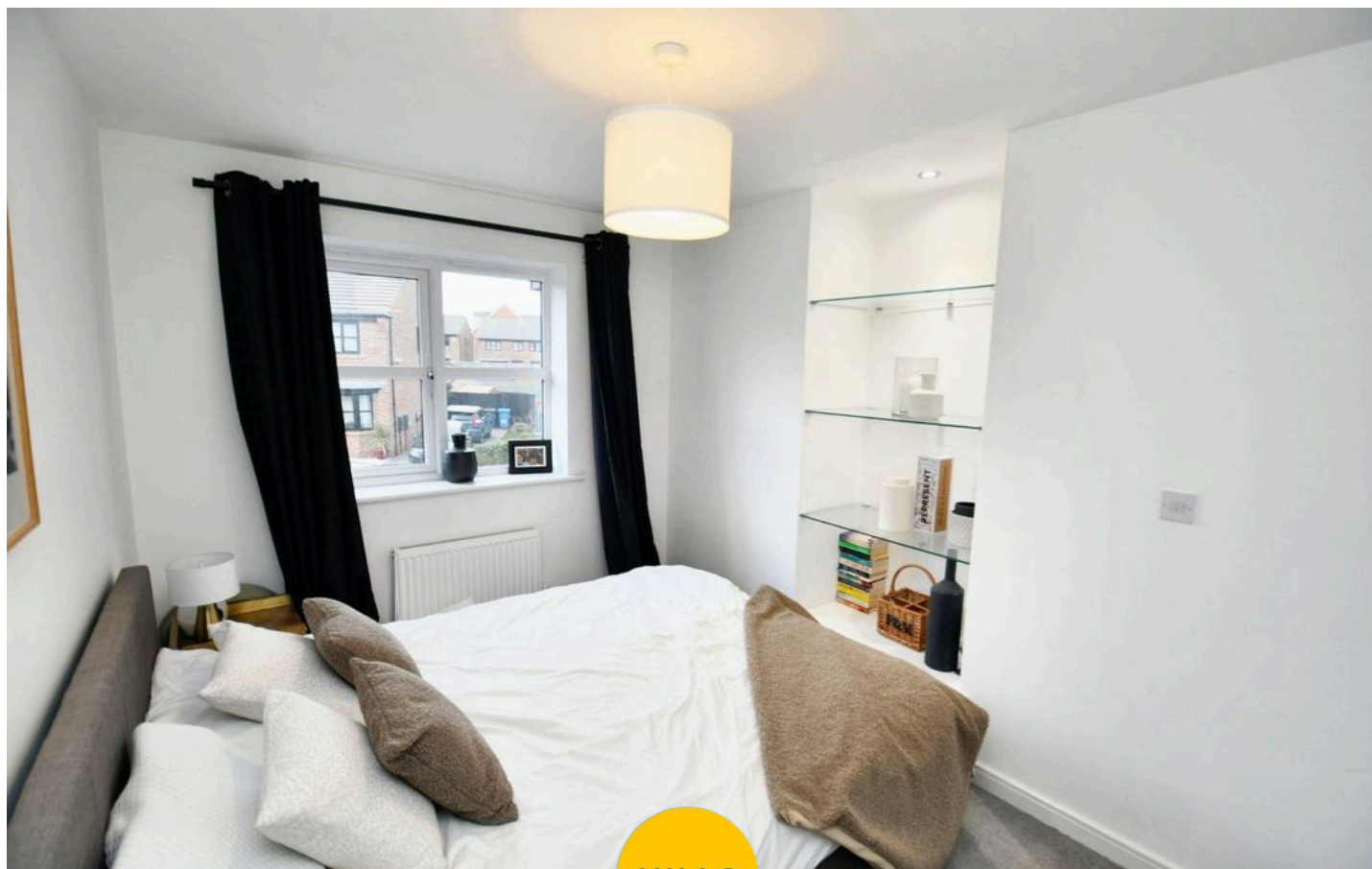
10' 8" x 7' 7" (3.26m x 2.30m)

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

**Bathroom**

9' 3" x 7' 5" (2.82m x 2.26m)

Featuring a three piece suite including bath, hand wash basin and W.C. Complete with a ceiling light point, window and part tiled walls.

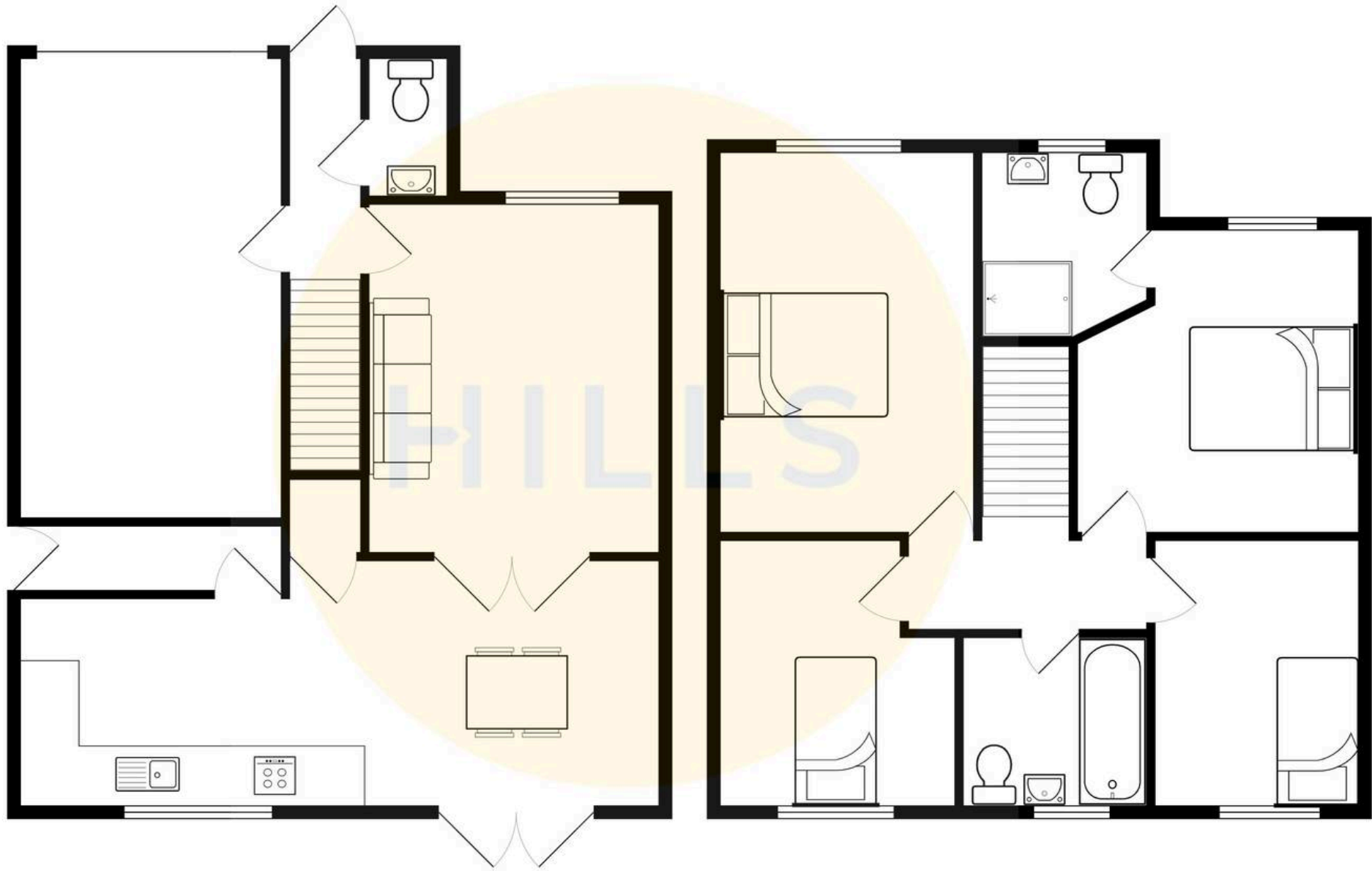






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