

Burnside Avenue, Salford

Salford



£315,000

Burnside Avenue

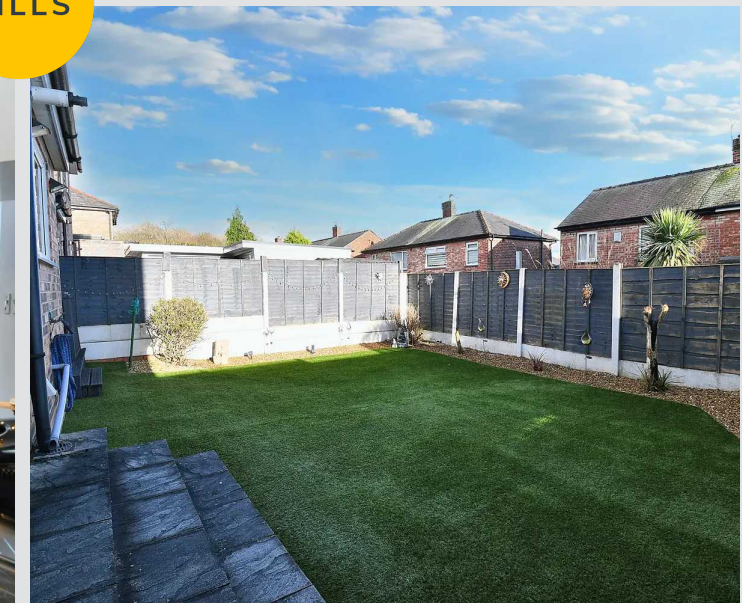
Salford

IMMACULATE Semi-detached FAMILY HOME boasting a DOUBLE STOREY EXTENSION to the side offering THREE DOUBLE BEDROOMS, 17FT KITCHEN, CONSERVATORY and much more! With plenty of room for all the family, houses of this size and quality rarely come up for sale and therefore early viewing is advised.

Council Tax band: B

Tenure: Leasehold

- Well-Presented, Extended, Three Bedroom Semi-Detached Family Home
- Spacious Lounge Diner and a Modern Fitted Kitchen with a Velux Window that lets Plenty of Light In
- Benefits from a Conservatory
- Stylish Three-Piece Family Bathroom
- Three Generous Bedrooms
- Benefits from an Additional Room Used as a Dressing Room
- Driveway and a Car Port Providing Off-Road Parking
- Beautifully Maintained Garden to the Rear
- Great Family Location, Close to Light Oaks Primary School and Several Well-Kept Parks
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS

Porch

UPVC front door, with double glazed windows surrounding and a door leading into the property. Tiled floor.

Entrance Hallway

Ceiling light point, double glazed window to the front elevation, wall-mounted radiator, built in storage and stairs to the 1st floor landing.

Lounge

18' 7" x 10' 10" (5.66m x 3.30m)

Dual aspect lounge complete with a ceiling light point, double glazed bay window to the front elevation and double glazed french doors to the rear elevation. Wall-mounted radiator and laminate wood flooring. Living flame gas fire with feature surround.

Kitchen

Fitted with a stunning range of wall and base units with complementary roll edge work surfaces with a built in sink and drainer unit. Built in double oven, gas hob and extractor over. Further built in appliances to including a washing machine, dryer and fridge/freezer. Partially tiled walls, Inset spotlights, double glazed window to the rear elevation, wall-mounted radiator and laminate flooring.

Conservatory

7' 0" x 8' 3" (2.13m x 2.51m)

Double glazed surround and French doors leading out to the rear garden. UPVC door into the carport.

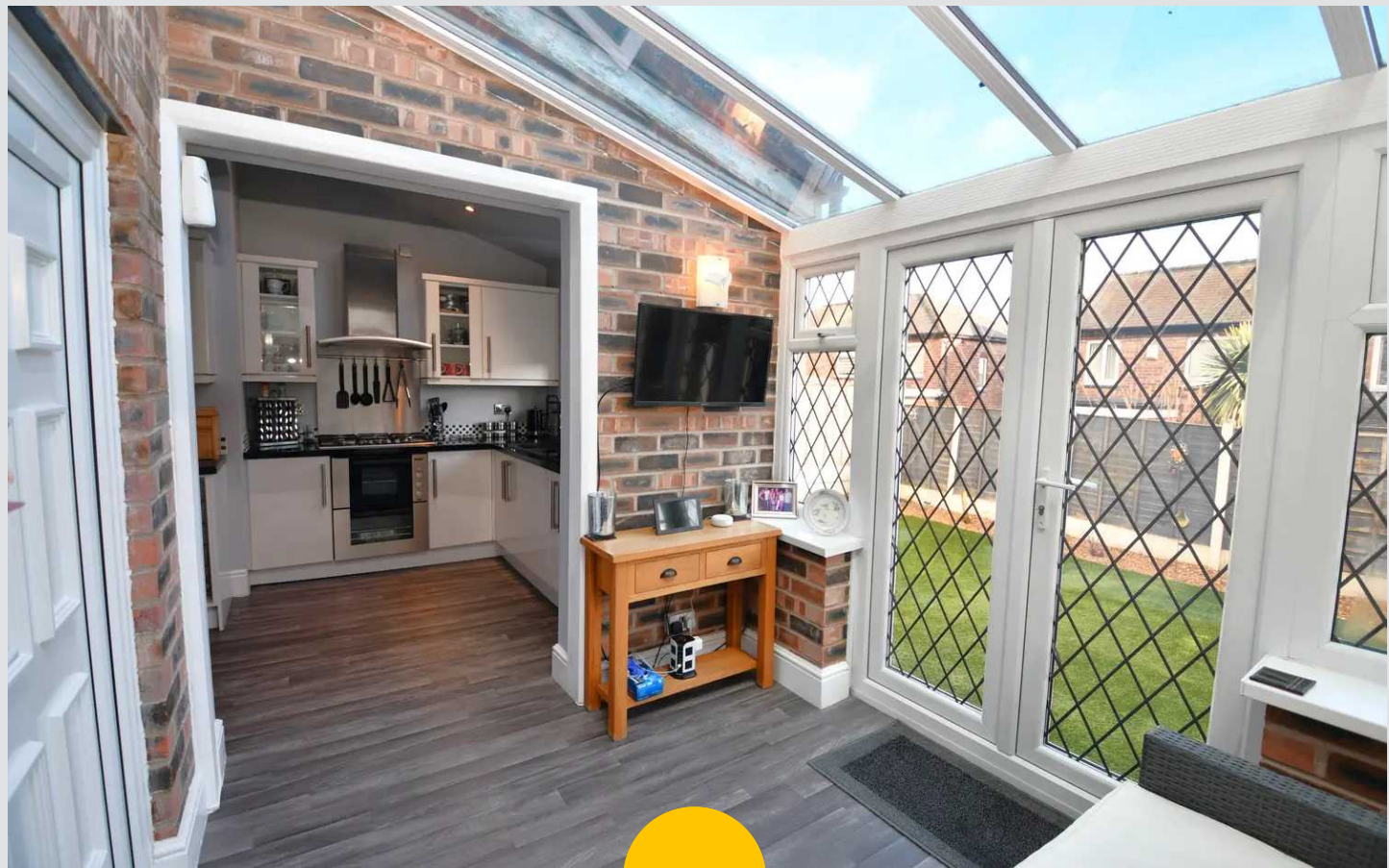
Landing

Ceiling light point and loft access. The loft has a pull down ladder and a light point.

Bedroom One

10' 11" x 9' 8" (3.33m x 2.95m)

Ceiling light point, double glazed window to the rear elevation and wall-mounted radiator. Fitted wardrobes and access into the dressing room.



Dressing Room

6' 6" x 5' 6" (1.98m x 1.68m)

Ceiling light point, double glazed window to the rear elevation and fitted wardrobes.

Bedroom Two

10' 11" x 10' 0" (3.33m x 3.05m)

Ceiling light point, double glazed bay window to the front elevation and a wall-mounted radiator.

Bedroom Three

12' 0" x 8' 2" (3.66m x 2.49m)

Dual aspect lounge with double glazed windows to the rear and front elevations, inset spot lights and a wall-mounted radiator. Fitted wardrobes.

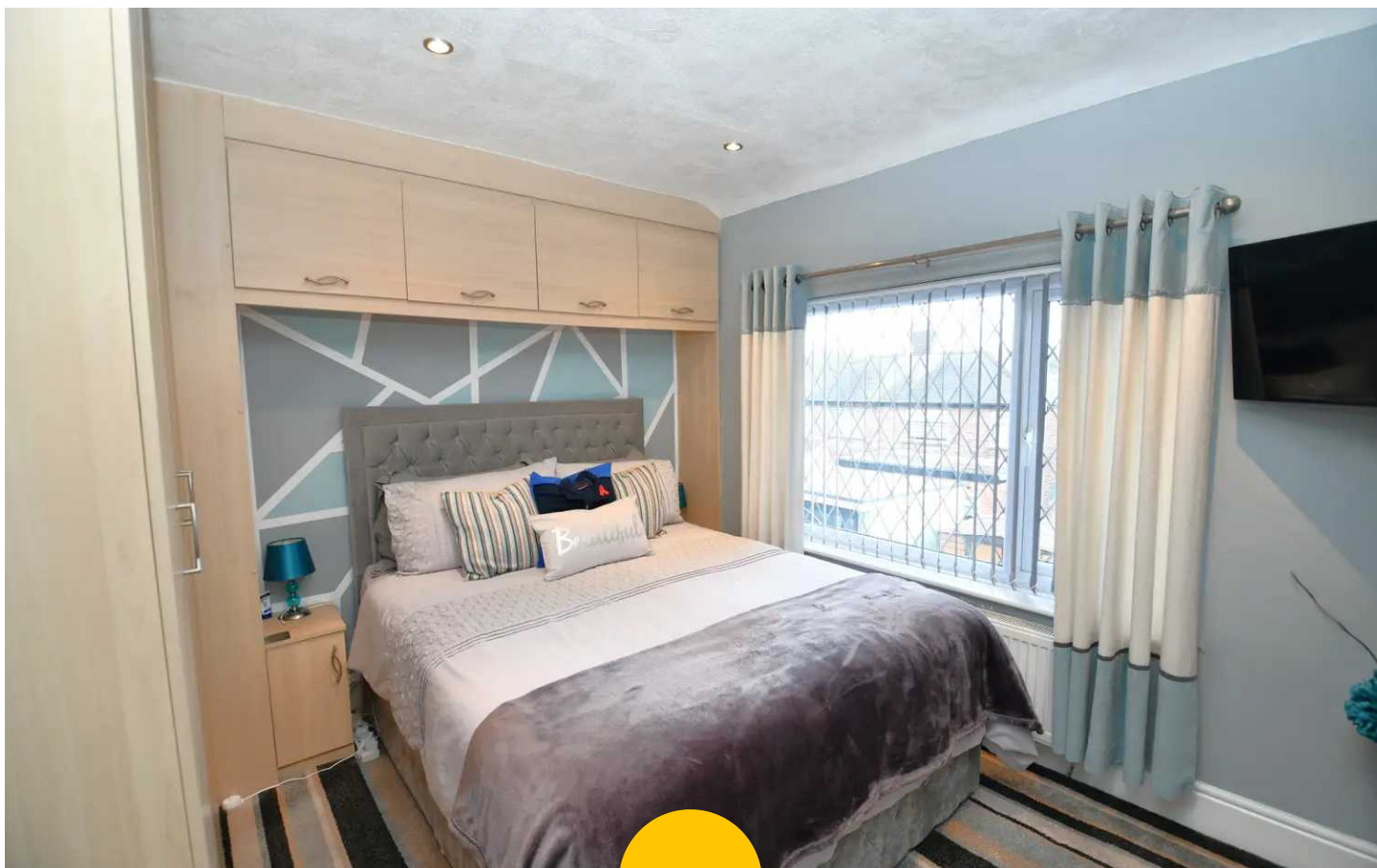
Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

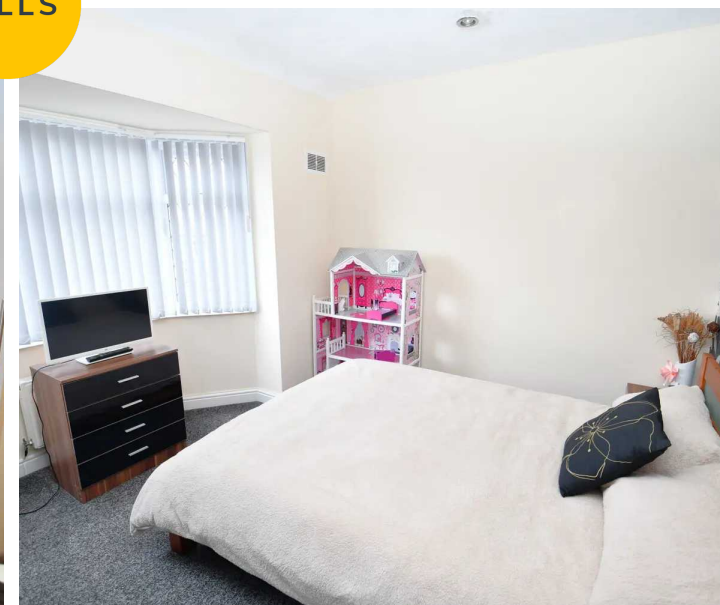
A stunning family bathroom complete with a three piece white suite comprising of low level W.C, wall-mounted sink and bath with shower over. Fully tiled walls and floor. With multiple ceiling light points, a double glazed window to the front elevation and a wall mounted towel rail.

External

To the front a driveway and garden set behind a low lying brick built wall and wrought iron gates. The driveway leads up to a 17ft car port. To the rear the garden is laid to lawn with a separate decking area and patio. The garden is surrounded by well-kept borders and wood panel fencing.



HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.