



Beech Avenue, Salford

Salford



£325,000

Beech Avenue

Salford, Salford

Beautifully Presented New Build Townhouse, with Four Bedrooms, a Large Open Plan Kitchen, Living and Dining Area, and the Huge Master Bedroom Complete with Skylights and an En-suite Shower Room

Council Tax band: G

Tenure: Freehold

- Beautifully Presented Four Bedroom, New Build Semi-Detached Townhouse
- Backing on to the Bowling Green to the Rear
- Large, Open Plan Kitchen, Living and Dining Area, Complete with a Contemporary Fitted Kitchen
- Four Well-Proportioned Bedrooms
- Modern Three-Piece Family Bathroom and a Downstairs W/C
- Huge Master Bedroom Complete with Skylights and a Chic, Ensuite Shower Room
- Driveway Providing Off-Road Parking to the Side
- Well-Presented, Low-Maintenance Paved Garden to the Rear
- Great Location for Families, Close to Good Local Schooling and Well-Kept Parks
- Ideal for Professionals, Close to Excellent Transport Links Throughout Manchester, Including Salford Quays, Media City and Manchester City Centre



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Entrance Hallway

A welcoming entrance hall complete with a ceiling light point and laminate flooring.

Lounge / Kitchen / Diner

22' 1" x 18' 3" (6.74m x 5.56m)

A spacious lounge, kitchen and dining area featuring fitted units with an integral fridge freezer, dishwasher, hob and oven. Complete with a ceiling light point, six ceiling spotlights and two double glazed windows. Fitted with patio doors and laminate flooring.

W.C

6' 6" x 2' 11" (1.99m x 0.89m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and laminate flooring.

Landing

Complete with carpet flooring, providing access to first floor rooms.

Bedroom One

19' 1" x 18' 4" (5.81m x 5.60m)

A spacious bedroom complete with a ceiling light point, two skylights and two wall mounted radiators.

En-suite

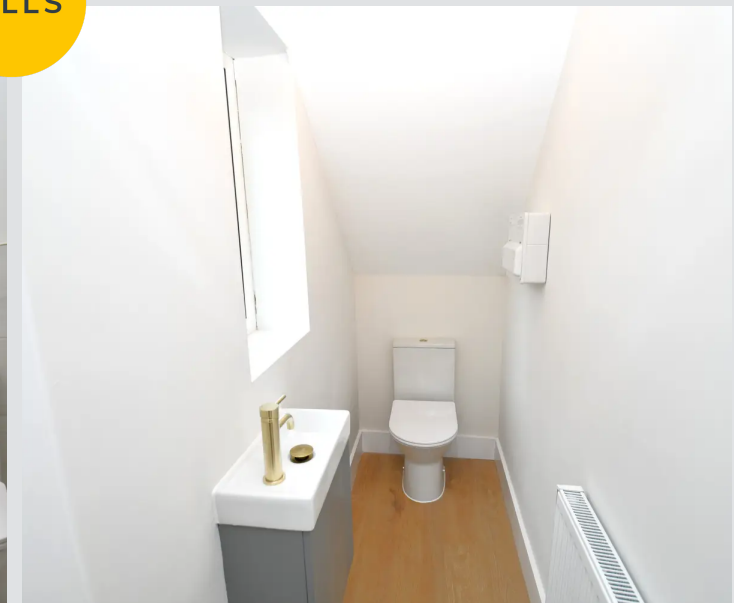
8' 0" x 5' 9" (2.44m x 1.76m)

A bright shower room featuring a shower, hand wash basin and W.C. Complete with three ceiling spotlights and a skylight. Fitted with part tiled walls and tiled flooring.

Bedroom Two

11' 5" x 9' 7" (3.47m x 2.93m)

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



Bedroom Three

11' 11" x 8' 10" (3.64m x 2.69m)

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

Bedroom Four / Study

8' 11" x 8' 4" (2.72m x 2.55m)

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

Bathroom

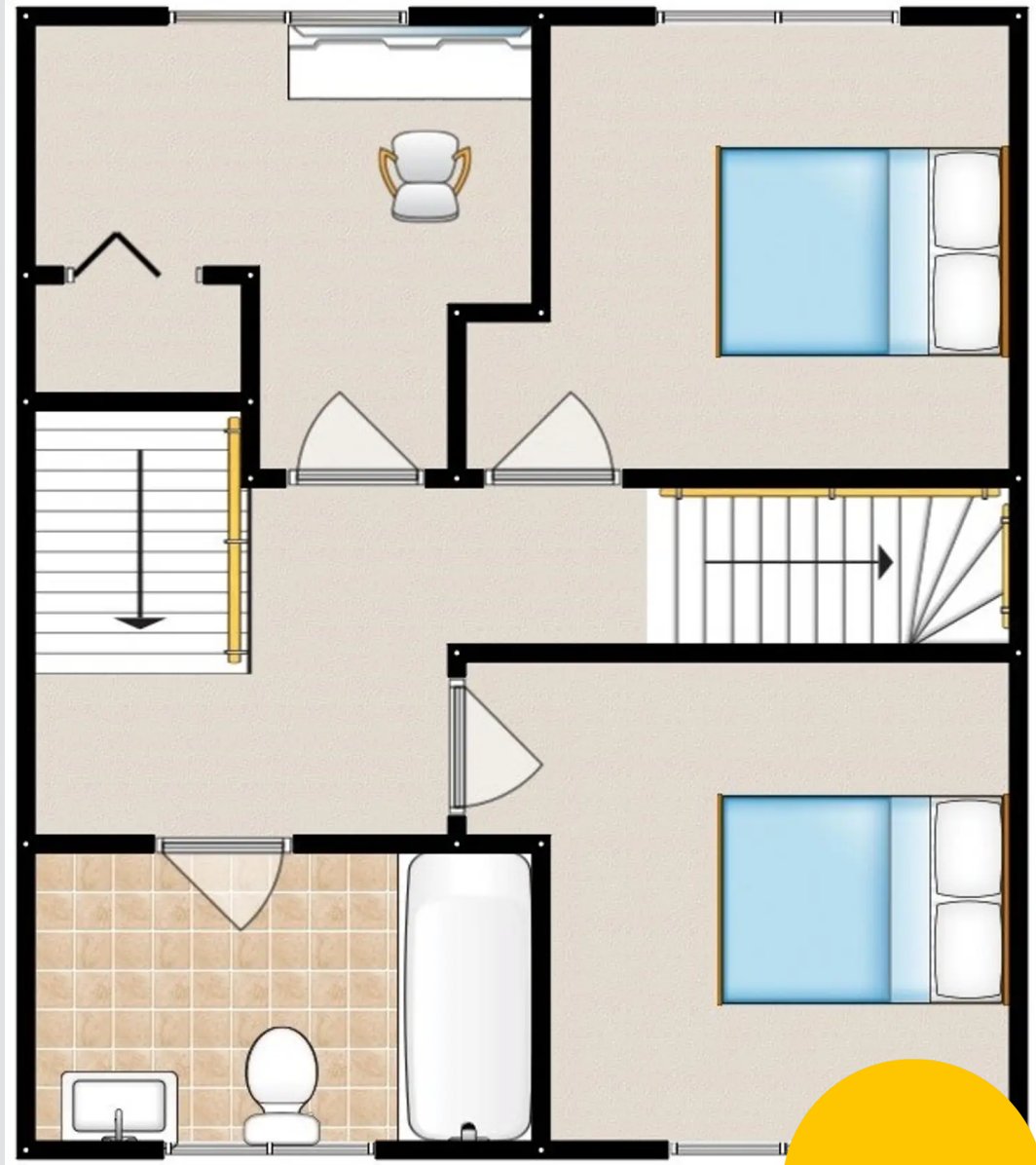
7' 7" x 5' 7" (2.32m x 1.69m)

A modern bathroom featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with four ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with part tiled walls and tiled flooring.



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