

Bradfield Avenue, Salford

Salford



Offers Over £220,000

# Bradfield Avenue

Salford

**\*\*WITHIN WALKING DISTANCE OF SALFORD ROYAL HOSPITAL AND BUILE HILL PARK\*\*** This THREE DOUBLE BEDROOM bedroom family home is situated within a convenient location and offers an plenty of space. Featuring a modern kitchen, the added benefit of a conservatory, along with a driveway for off-road parking

Council Tax band: A

Tenure: Freehold

- Spacious three bedroom family home
- Within walking distance of Salford Royal Hospital and close to Buile Hill Park
- Large lounge diner and the added benefit of a conservatory
- Modern fitted kitchen and a downstairs W/C
- Three generously sized bedrooms
- Four-piece family bathroom
- Driveway to the front providing off-road parking
- Low-maintenance garden to the rear
- Within easy access of local schooling and amenities
- Close to excellent transport links into Salford Quays, Media City and Manchester City Centre
- Viewing is highly recommended!



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**Porch**

Complete with a ceiling light point, two double glazed windows and cushioned flooring.

**Entrance Hallway**

Complete with a ceiling light point and cushioned flooring.

**Lounge / Diner**

17' 2" x 16' 6" (5.22m x 5.02m)

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

**Kitchen**

17' 2" x 8' 4" (5.23m x 2.54m)

Featuring complementary fitted units with integral hob, oven and microwave. Complete with ceiling spotlights, two double glazed windows and cushioned flooring.

**W.C.**

4' 7" x 2' 8" (1.40m x 0.81m)

Complete with a ceiling light point, double glazed window and W.C.

**Conservatory**

9' 6" x 8' 4" (2.89m x 2.55m)

Complete with a ceiling light point and cushioned flooring.

**Landing**

Complete with two ceiling light points, double glazed window and carpet flooring.

**Bedroom One**

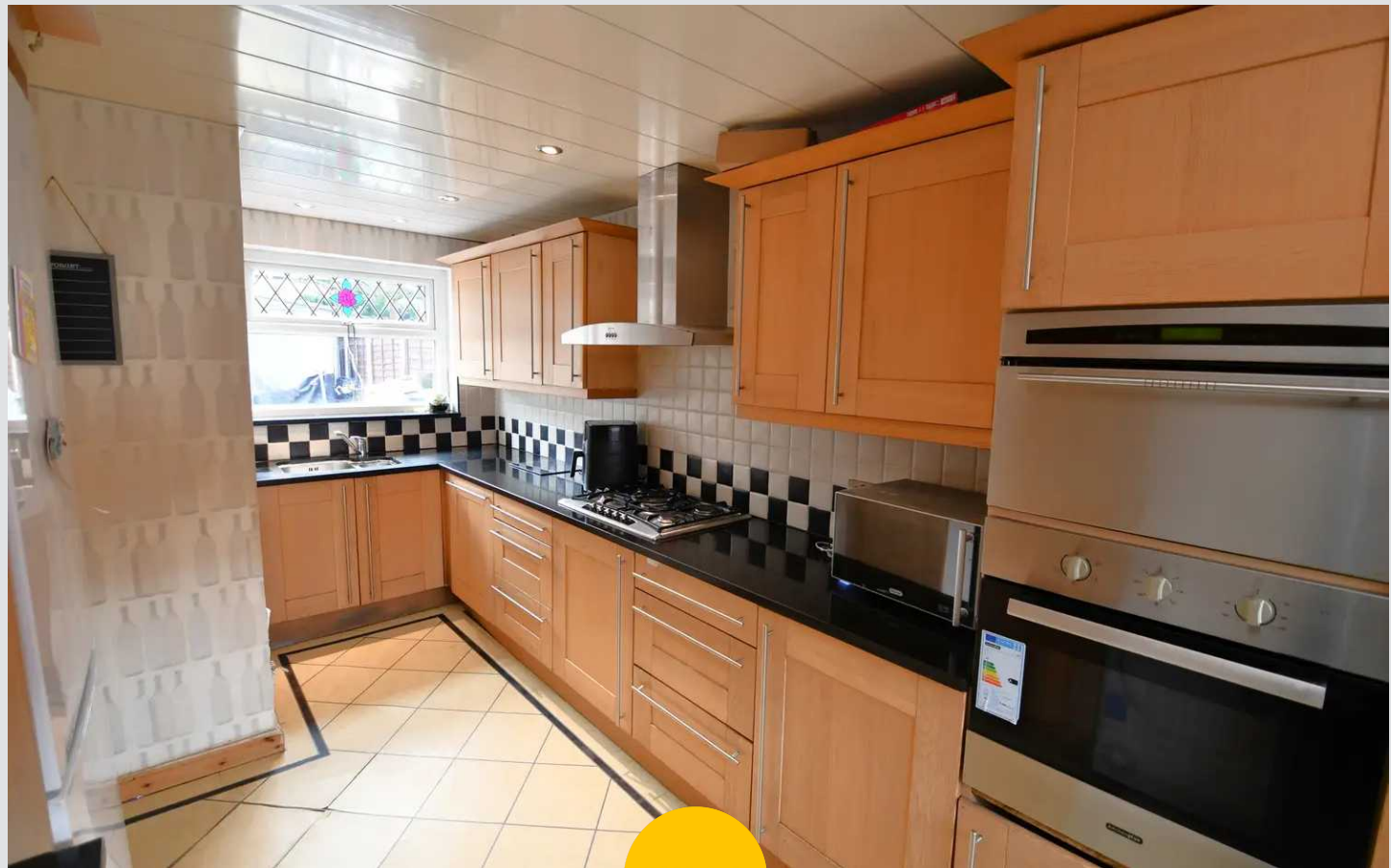
17' 3" x 9' 1" (5.26m x 2.78m)

Featuring fitted furniture. Complete with ceiling spotlights, two double glazed windows and two wall mounted radiators. Fitted with laminate flooring.

**Bedroom Two**

11' 1" x 8' 1" (3.39m x 2.46m)

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



**Bedroom Three**

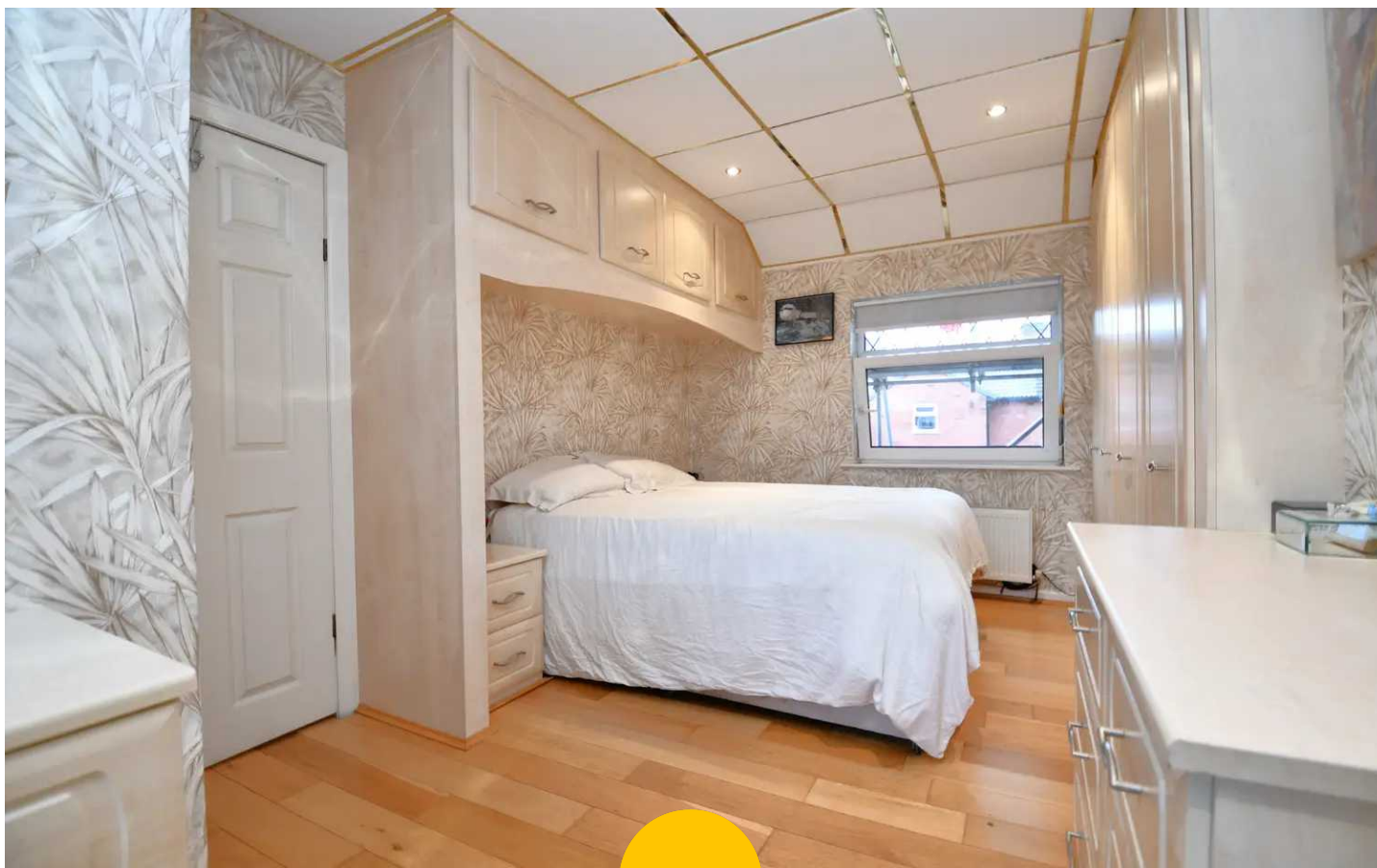
8' 11" x 8' 6" (2.73m x 2.58m)

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

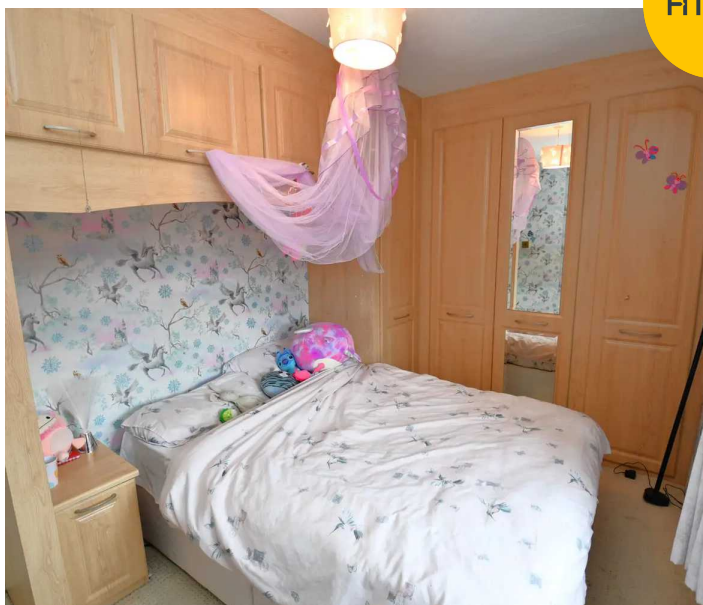
**Bathroom**

8' 11" x 5' 8" (2.72m x 1.73m)

Featuring a three-piece suite including bath with shower over, hand wash basin, W.C and bidet. Complete with ceiling spotlights, double glazed window, tiled walls and cushioned flooring.



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