



Ormonde Avenue, Salford

Salford



Offers in Region of £300,000

Ormonde Avenue

Salford

Fantastic semi-detached property for first-time buyers or families alike. Well-thought-out extension provides ample living space. Bay fronted lounge, separate family dining/lounge area, fitted kitchen, three bedrooms with fitted wardrobes, modern bathroom. Integral garage, loft storage. Off-road parking, well-maintained front lawn, rear garden with patio. Convenient location near amenities, schools, transport links, Salford Royal Hospital. Spacious, comfortable, and practical lifestyle. Book a viewing today!

Council Tax band: C

Tenure: Leasehold

- Fantastic First Buy or Family Home
- Semi Detached Property, Extended to The Rear
- Bay Fronted Lounge & Separate Family Dining/ Lounge Area
- Fitted Kitchen with Integral Dishwasher & Gas Range Cooker
- Three Generous Bedroom, Two with Fitted Wardrobes
- Modern Family Bathroom
- Integral Garage with Boiler & Power as well as a Fully Boarded Loft Space
- Off Road Parking and Well Kept front & Rear Gardens
- Excellently Located Close to Amenities, Schools, Transport Links & Salford Royal Hospital



HILLS



Entrance Hallway

A welcoming entrance hall entered via a hardwood front door. Complete with ceiling spotlights, single glazed window and storage beneath stairs. Fitted with carpet flooring.

Reception Room One

12' 0" x 11' 9" (3.66m x 3.58m)

Featuring a gas fire. Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Reception Room Two

19' 1" x 11' 9" (5.82m x 3.58m)

Featuring a gas fire. Complete with a ceiling light point, ceiling spotlights and wall mounted radiator. Fitted with carpet flooring.

Kitchen

15' 4" x 15' 2" (4.67m x 4.62m)

Featuring complementary wall and base units with integral stainless steel sink and dishwasher. Space for a range cooker. Complete with ceiling spotlights, double glazed window and composite door. Fitted with part tiled walls and tiled flooring. Access to garage.

Landing

Complete with ceiling spotlights, double glazed window and carpet flooring.

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring. Access to a fully boarded loft via a dropdown ladder.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

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



Bedroom Three

9' 1" x 7' 2" (2.77m x 2.18m)

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

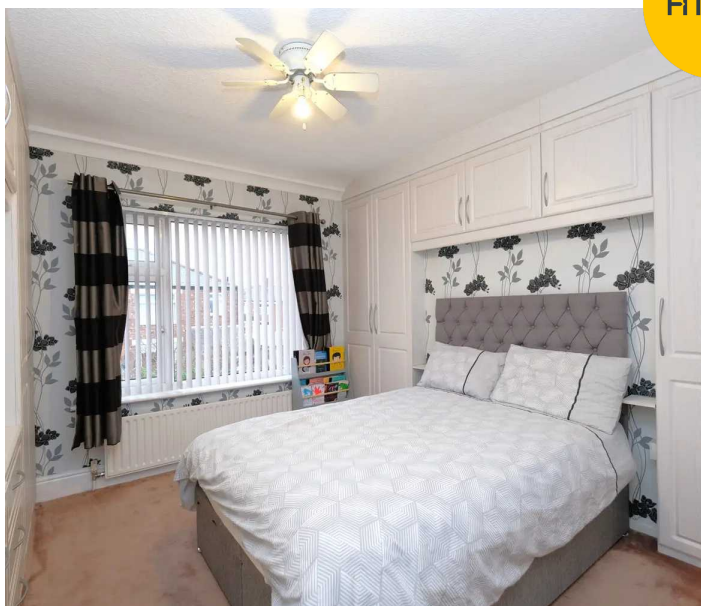
Bathroom

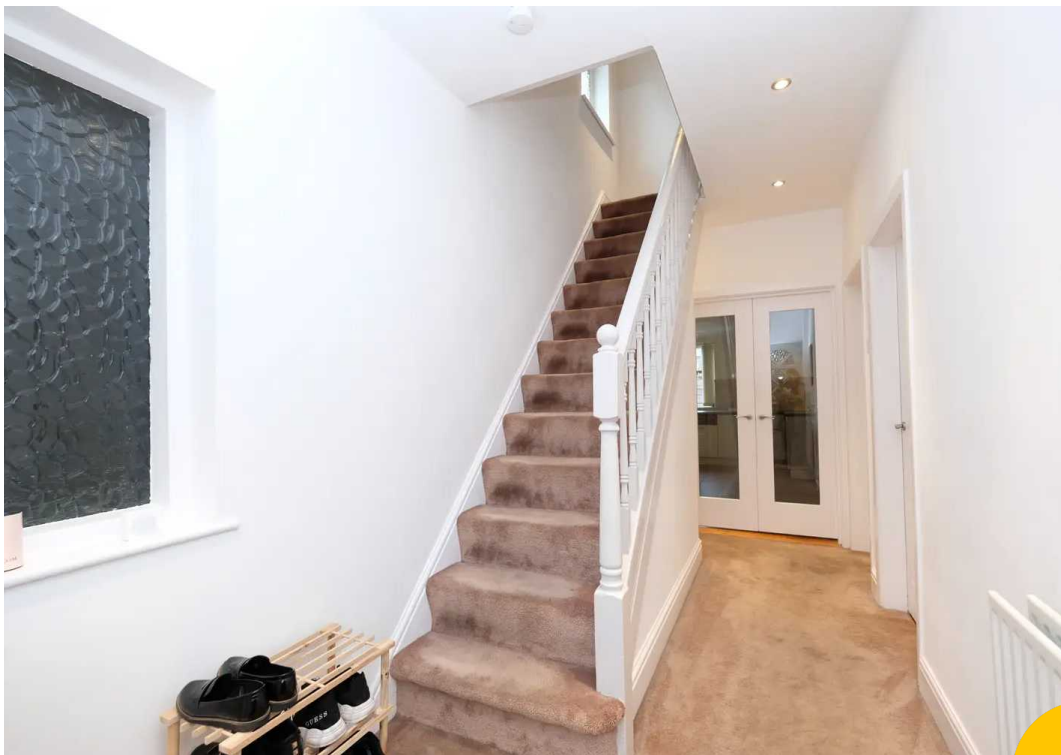
7' 8" x 6' 0" (2.34m x 1.83m)

A well lit bathroom featuring a three-piece suite including shower over bath, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

External

To the front of the property is a block paved driveway and lawn with planted borders. To the rear of the property is a well kept lawn and a paved patio with borders.





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.