



Ivy Grange Avenue, Salford



In Excess of £290,000

Ivy Grange Avenue

Salford, Salford

****NO VENDOR CHAIN**** Situated on a private plot tucked away at the end of a cul-de-sac is this THREE BEDROOM, DOUBLE-FRONTED, MODERN FAMILY HOME! Benefitting from a generous garden and two parking spaces, along with being just a stone's throw from Buile Hill Park, this would be a PERFECT family home! Council Tax band: B

Tenure: Leasehold

- Modern, Three Bedroom, Double-Fronted Family Home
- Available with No Vendor Chain
- Family Lounge with Patio Doors to the Garden
- Modern Kitchen Diner and a Contemporary, Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms, with a Master Bedroom Complete with an Ensuite Shower Room
- Benefits from Two Allocated Parking Spaces
- Generous Garden to the Side of the Property Complete with Paving, Laid-to-Lawn Grass and Decked Areas
- Private Plot, Tucked Away Towards the End of a Quiet Cul-de-Sac with Well-Presented Garden to the Front that is not Overlooked
- Perfect Family Location, Close to Buile Hill Park, Good Local Schooling, Excellent Transport Links Throughout Manchester and Salford Royal Hospital
- Properties on this Development are Incredibly Popular, Get in Touch to Secure Your Viewing Today!



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Lounge

15' 1" x 10' 6" (4.6m x 3.2m)

Two ceiling light points, double glazed window, wall mounted radiator, power point and patio doors.

Downstairs WC

4' 11" x 2' 11" (1.5m x 0.9m)

Ceiling light point, WC and hand wash basin.

Kitchen/Diner

14' 9" x 7' 10" (4.5m x 2.4m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven, hob, fridge freezer and dishwasher. Two ceiling light points, double glazed windows, wall mounted radiator and power points.

Bedroom One

10' 10" x 10' 10" (3.3m x 3.3m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

En-Suite

7' 10" x 5' 3" (2.4m x 1.6m)

Ceiling light point, double glazed window, hand wash basin, WC and shower.

Bedroom Two

8' 6" x 7' 10" (2.6m x 2.4m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

7' 10" x 6' 3" (2.4m x 1.9m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bathroom

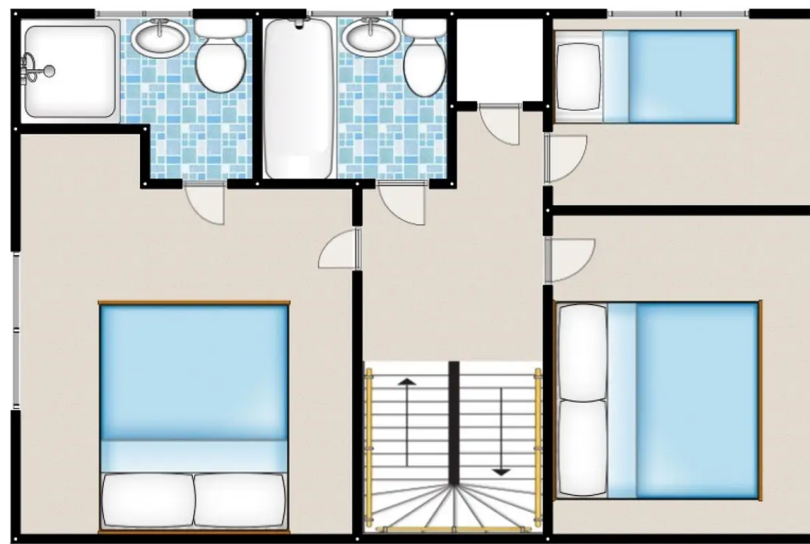
6' 3" x 5' 7" (1.9m x 1.7m)

Ceiling light point, double glazed window, wall mounted radiator and power point.



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