



Chancel Avenue

Salford



£260,000

Chancel Avenue

Salford

Modern three bedroom terraced property coming to the market CHAIN FREE! Situated within walking distance of Salford Quays, Media City and Manchester City Centre
Council Tax band: A

Tenure: Freehold

- Fantastic three bedroom terraced property coming to the market CHAIN FREE!
- Within walking distance to Manchester City Centre, Media City and Salford Quays!
- Modern family bathroom suite and downstairs W.C.
- Spacious lounge
- Contemporary fitted kitchen diner
- Off-road parking to the front
- Low maintenance front and rear gardens
- Three generous sized bedrooms
- Popular residential location
- Highly sought after development



Entrance Hallway

27' 9" x 5' 10" (8.45m x 1.77m)

Lounge

11' 5" x 13' 11" (3.49m x 4.23m)

Kitchen

11' 11" x 13' 3" (3.62m x 4.04m)

Downstairs W.C.

3' 3" x 5' 1" (1.00m x 1.54m)

Landing**Bedroom One**

10' 9" x 12' 11" (3.28m x 3.94m)

Bedroom Two

10' 11" x 14' 0" (3.33m x 4.26m)

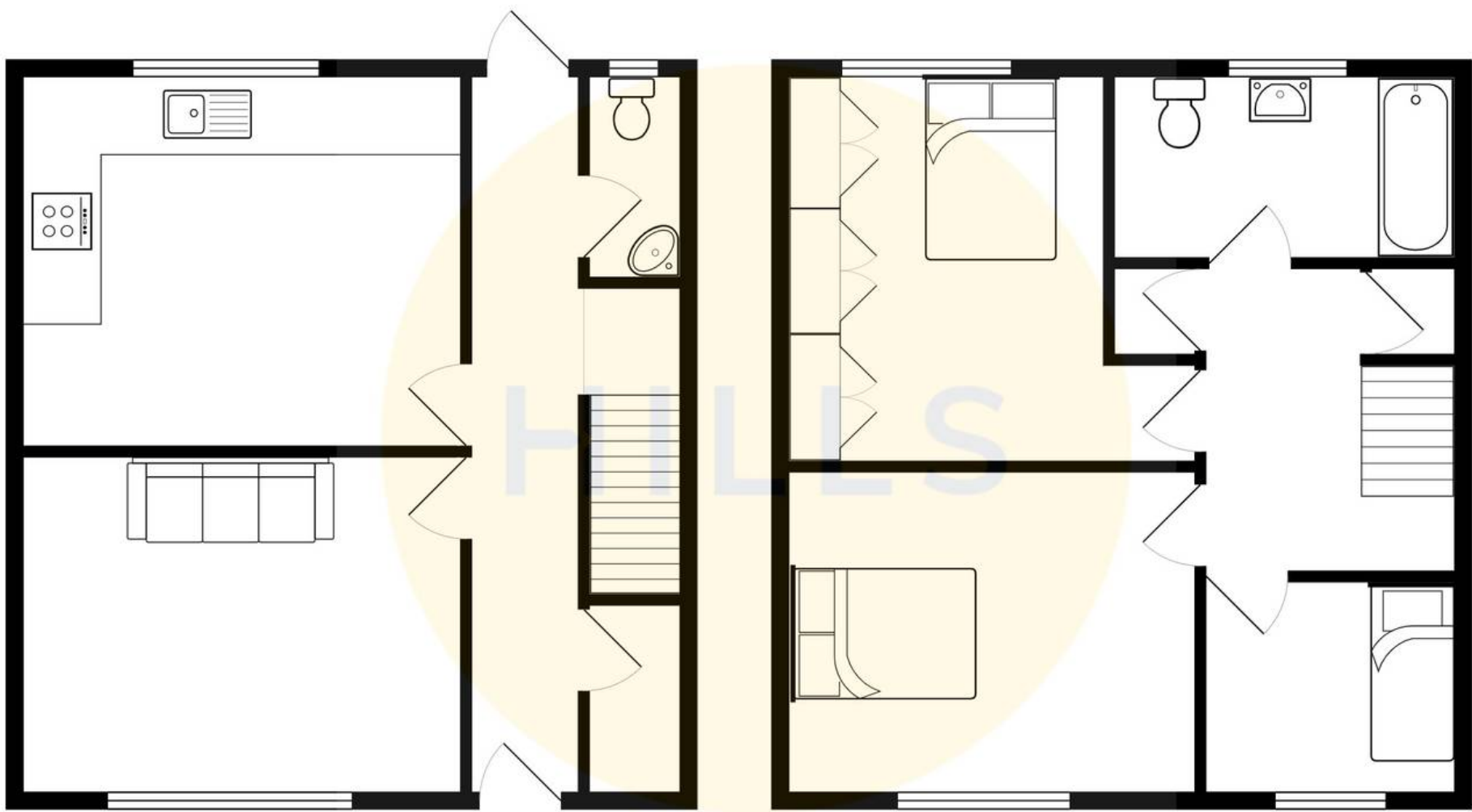
Bedroom Three

8' 10" x 6' 11" (2.69m x 2.11m)

Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.