

Oakland Avenue

Salford



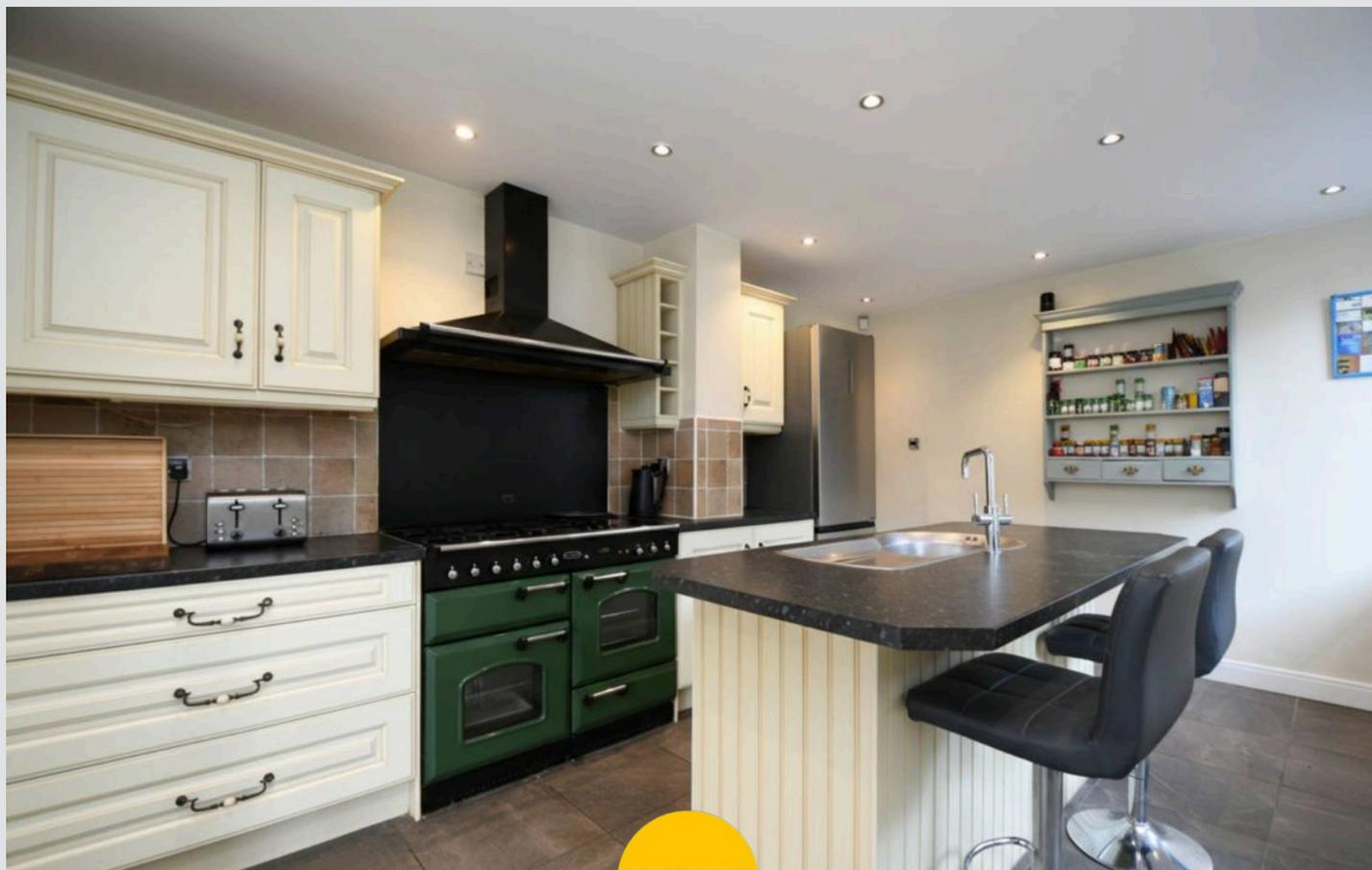
In Excess of £500,000

# Oakland Avenue

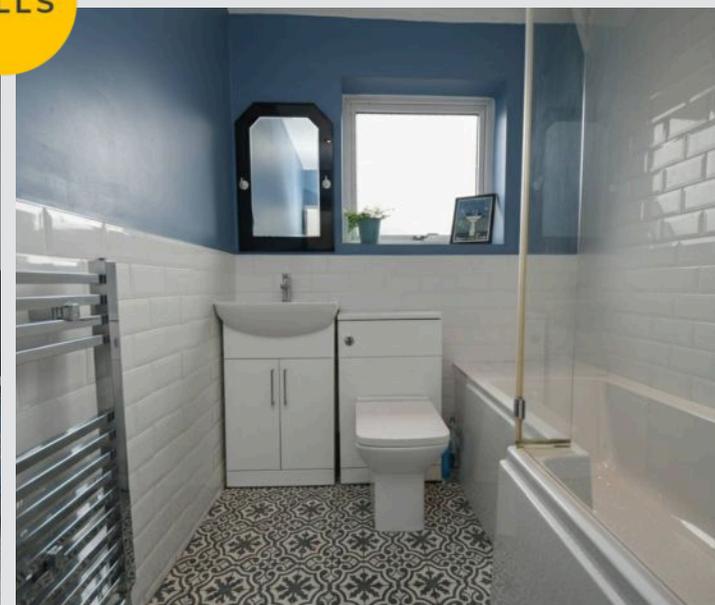
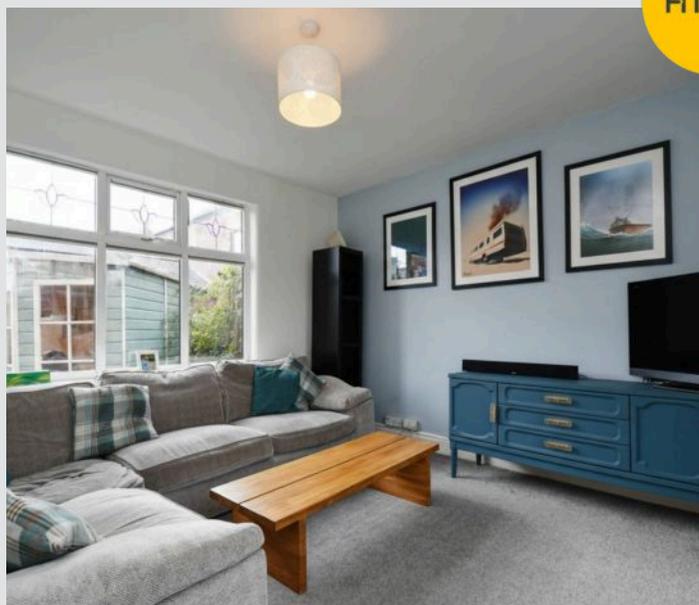
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Council Tax band: E

- Fantastic four bedroom, double story extended detached property
- Spacious bay fronted lounge and separate bay fronted dining room
- Modern extended fitted kitchen complete with centre island
- Four generous sized bedrooms
- Further benefitting from a conservatory to the rear
- Detached garage and off-road parking for multiple cars
- Modern three piece bathroom suite and downstairs W.C.
- Low maintenance rear garden
- Surrounded by excellent amenities and well served by brilliant transport links



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**Porch**

4' 1" x 6' 6" (1.24m x 1.98m)

**Entrance Hallway**

12' 9" x 6' 0" (3.88m x 1.84m)

**Downstairs W.C.**

3' 1" x 6' 3" (0.95m x 1.91m)

**Lounge**

12' 11" x 14' 7" (3.94m x 4.44m)

**Dining Room**

13' 0" x 14' 9" (3.95m x 4.50m)

**Kitchen**

12' 8" x 15' 2" (3.85m x 4.63m)

**Conservatory**

13' 11" x 11' 10" (4.24m x 3.61m)

**Landing****Bedroom One**

15' 1" x 12' 0" (4.59m x 3.67m)

**Bedroom Two**

11' 5" x 15' 0" (3.47m x 4.56m)

**Bedroom Three**

9' 2" x 13' 3" (2.80m x 4.04m)

**Bedroom Four**

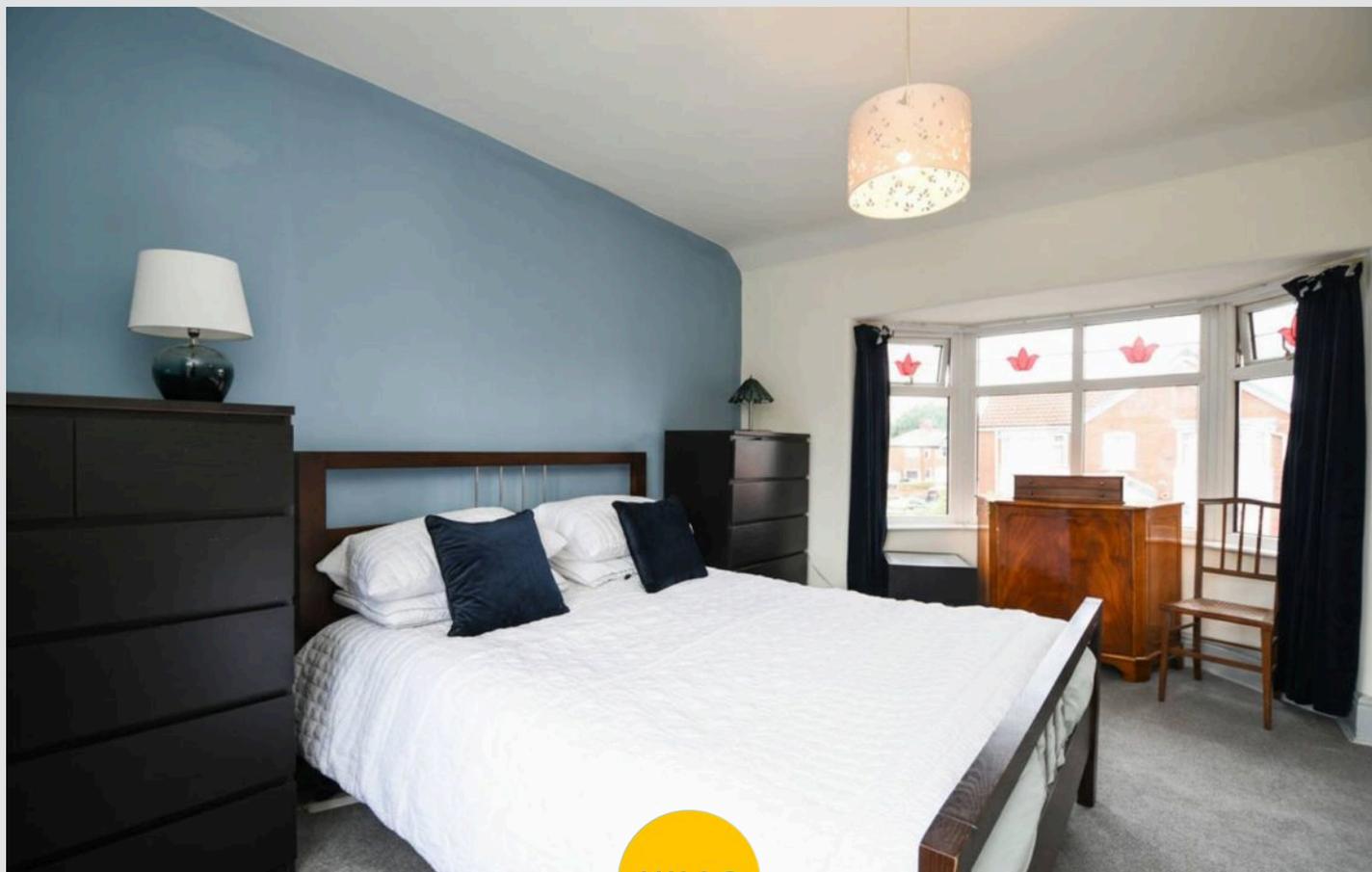
8' 10" x 8' 2" (2.68m x 2.49m)

**Bathroom**

11' 1" x 6' 2" (3.37m x 1.89m)

**Garage**

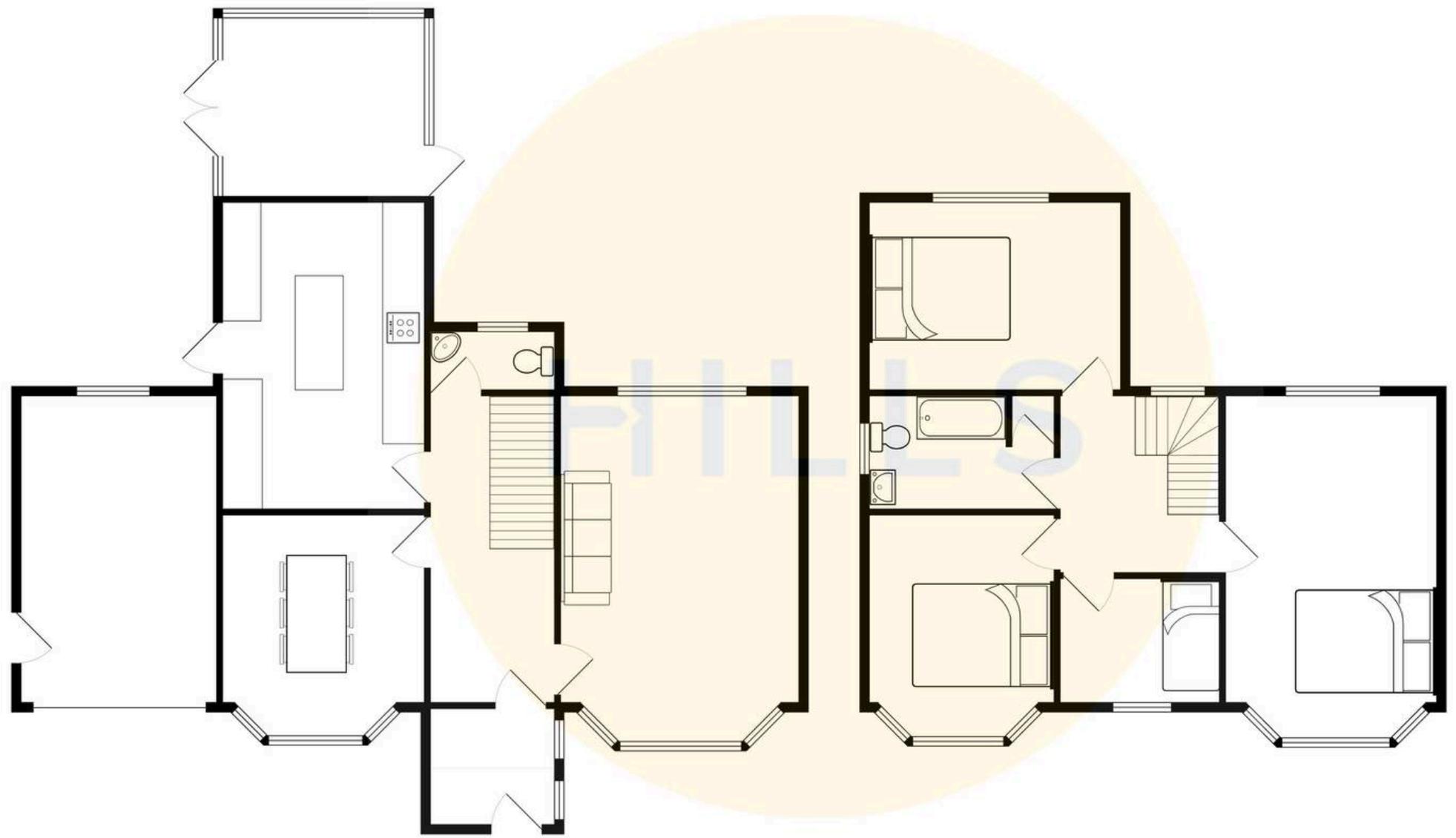
14' 1" x 17' 6" (4.30m x 5.33m)





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## Hills | Salfords Estate Agent

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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.