



Edward Avenue, Salford, M6 8DA

Offers in the Region Of £230,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented, spacious 3 bedroom end terrace home with a gated driveway and a huge rear garden offering space to extend, located on Edward Avenue, close by to Salford Royal Hospital. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature inset fire and surround, a fully fitted kitchen with an arga style hob, grill, oven and a chrome extractor hood, and a very spacious garden to the rear with a large decking area and a grass lawn. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, and a superb almost brand new modern Family bathroom including a vanity basin, a toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links, close by to the east lancs rd and tram stops into Manchester City Centre. Fitted with a security alarm. FREEHOLD PROPERTY. An EPC is ordered and will be live on the advert shortly.







### **ACCOMMODATION**

### **Entrance Hallway** 6' 5" x 9' 11" (1.96m x 3.02m)

A spacious entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

# Lounge 19' 0" x 11' 4" (5.8m x 3.45m)

A spacious lounge with a feature inset fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect, with a pair of double glazed french doors to the rear. Warmed by gas central heated radiators.

# Kitchen 12' 8" x 12' 2" (3.85m x 3.7m)

A modern fully fitted kitchen with an arga style gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine and with space for a tall fridge freezer. A double glazed window and entrance door is fitted to the rear aspect.

#### **Rear Garden**

A very spacious rear garden that offers the option to extend the property. Comes with a large elevated decking area, grass lawn and a storage shed.

# **Upper floor landing** 12' 6" x 12' 10" (3.8m x 3.91m)

The upper floor landing area. Decorated in neutral colours with a grey coloured carpet.

### **Family Bathroom** 6' 6" x 6' 5" (1.97m x 1.95m)

A modern almost new Family bathroom, including a vanity basin, toilet and a walk in shower. Comes with tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

# Master bedroom 9' 1" x 12' 0" (2.77m x 3.67m)

A double sized Master bedroom to the front of the property. Decorated in nuetral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

# **Bedroom 2** 9' 6" x 15' 3" (2.9m x 4.64m)

A second double sized bedroom to the rear aspect. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 6' 7" x 9' 1" (2.0m x 2.77m)

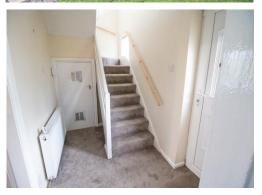
A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.











# **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.