



Otranto Avenue

Salford

HILLS

Offers Over £280,000

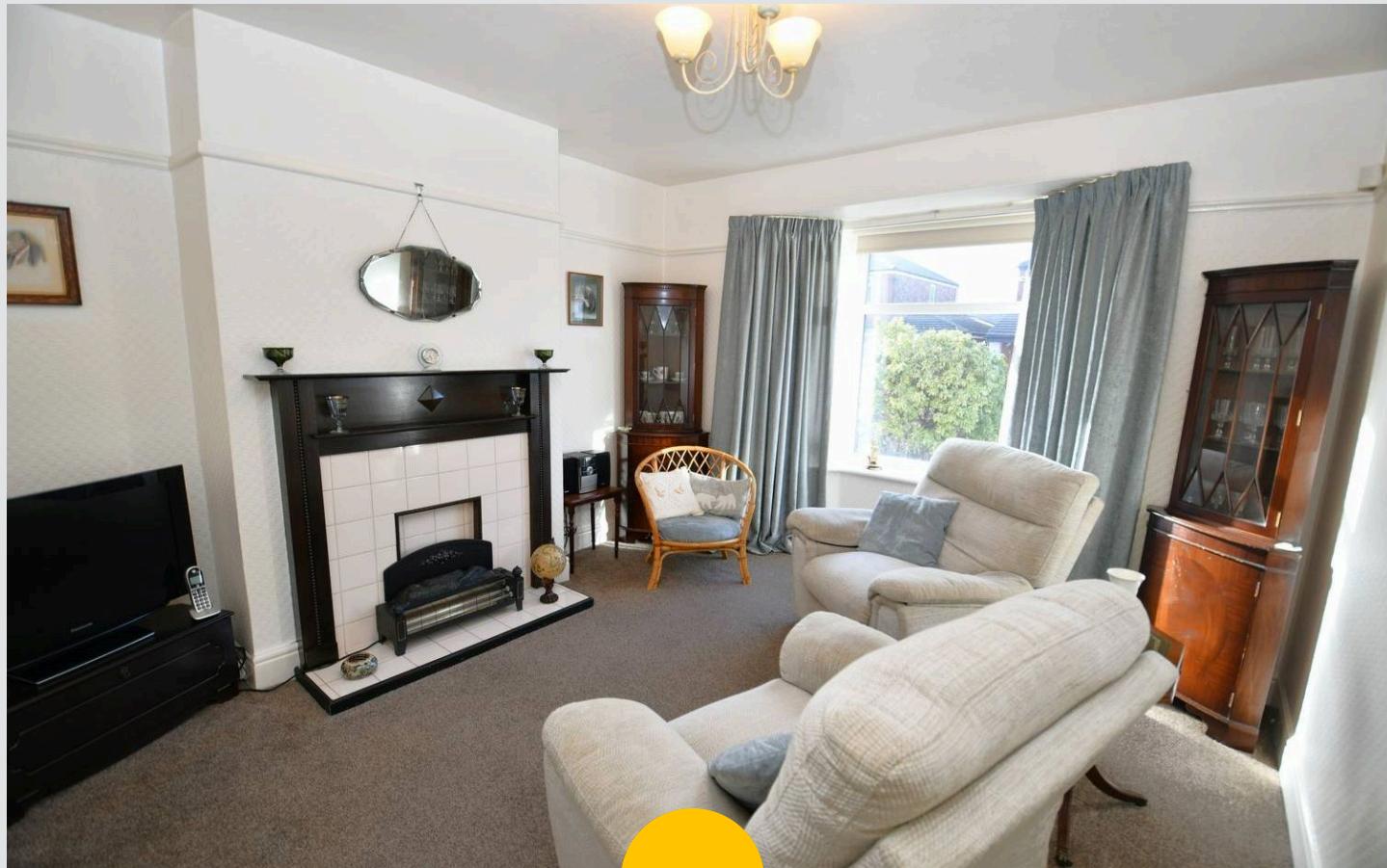
Otranto Avenue

Salford

Council Tax band: C

Tenure: Freehold

- A Wonderful Opportunity To Purchase This Home Which Has Been In The Current Family Since 1935!
- Available With NO VENDOR CHAIN!
- Spacious Three Bedroom Semi-Detached Property
- Well Presented Bay Fronted Lounge Complete With An Original Fire Surround
- Ideally Located Within Walking Distance to Salford Royal Hospital
- Large Sweeping Driveway
- Potential To Extend Subject To Relevant Planning Permissions
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Catchment of Ellesmere Park High School and Close to Several Well-Kept Parks



Entrance Hallway

Entered via a upvc front door. Complete with a double glazed window, wall mounted radiator and carpet flooring.

Lounge

12' 2" x 11' 1" (3.70m x 3.62m)

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

Reception Room Two

12' 8" x 11' 1" (3.86m x 3.62m)

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

Boiler Cupboard

3' 4" x 3' 2" (1.01m x 0.97m)

Complete with a ceiling light point, double glazed window and boiler. Fitted with carpet flooring.

Kitchen

8' 8" x 6' 2" (2.63m x 1.88m)

Featuring complementary wall and base units with cooker and extractor. Space for a washing machine and fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

12' 8" x 11' 1" (3.86m x 3.64m)

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

Bedroom Two

12' 3" x 10' 11" (3.73m x 3.34m)

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



Bedroom Three

8' 8" x 7' 3" (2.63m x 2.20m)

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

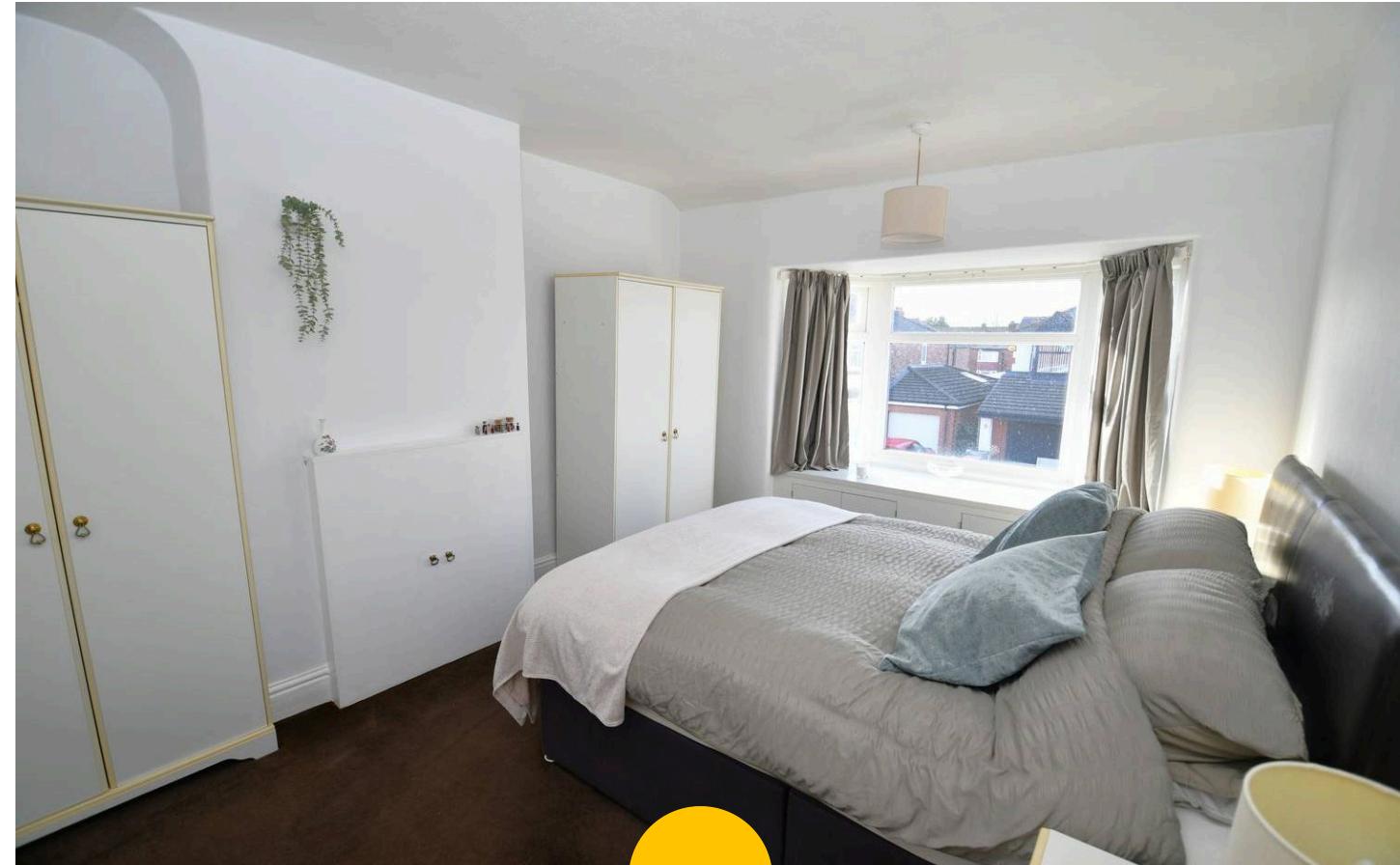
Bathroom

7' 10" x 6' 0" (2.39m x 1.84m)

Featuring a three piece suite including bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

External

To the front of the property is a low maintenance paved garden and driveway. To the rear of the property is a garden with paved area and lawn with mature plants.







HILLS

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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.