

Milton Avenue

Salford

HILLS

£190,000

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Salford

****Two Bedroom, Bay-Fronted Terraced Property
Featuring a Modern Fitted Kitchen, a Beautiful Four-
Piece Bathroom and a Loft Room!****

Council Tax band: A

Tenure: Freehold

- Two Bedroom Bay-Fronted Terraced Property
- Located Within Walking Distance of Weaste Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen
- Beautifully Presented, Four-Piece Bathroom Complete with a Freestanding Bath
- Complete with a Loft Room
- Two Double Bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Viewing is Highly Recommended!



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Entrance Hallway

A bright and welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and laminate wood effect flooring. Composite front door.

Lounge

Dimensions: 13' 10" x 10' 1" (4.205m x 3.073m). A spacious lounge complete with a ceiling light point, wall mounted radiator and a double glazed bay window to the front elevation. Herringbone flooring and French doors that open into the dining room. Electric fire with feature wood surround. Coving to the ceiling. Built in storage.

Dining Room

Dimensions: 12' 1" x 11' 4" (3.683m x 3.459m). Ceiling light point, wall mounted radiator and patio doors that open onto the rear courtyard garden. Herringbone flooring, access to under stair storage and access to the stunning kitchen

Kitchen

Dimensions: 8' 9" x 8' 6" (2.676m x 2.587m). Fitted with a stunning range of high gloss white wall and base units with contrasting solid oak worktops and an integral porcelain sinks and drainer unit. Integrated gas hob, electric oven and extractor hood over. Integrated dishwasher, fridge/freezer and space for a washing machine. Herringbone flooring, ceiling light point, double glazed window to the rear elevation.

Landing

Ceiling light point and access to all rooms and the loft room.

Bedroom One

Dimensions: 14' 1" x 11' 4" (4.302m x 3.465m). Two double glazed windows to the front elevation, ceiling light point and a wall mounted radiator. Carpeted flooring.



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Bedroom Two

Dimensions: 12' 1" x 9' 6" (3.680m x 2.885m). Ceiling light point, double glazed window to the rear elevation and a wall mounted radiator

Bathroom

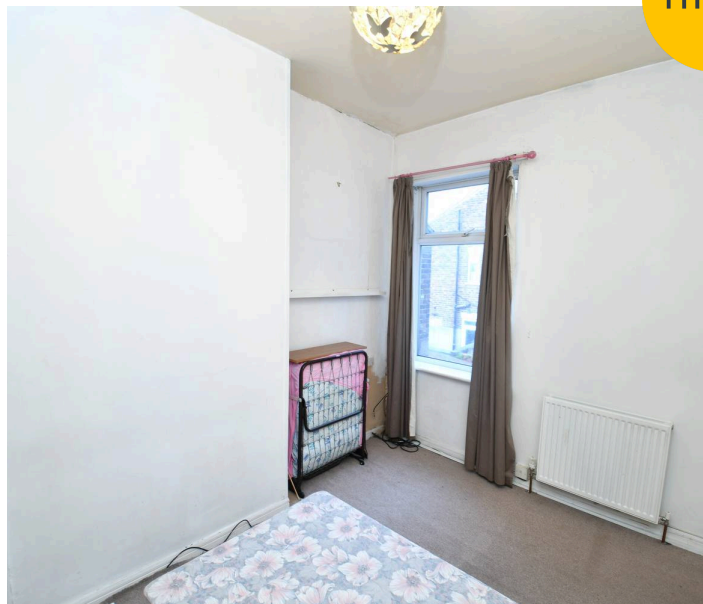
Dimensions: 8' 8" x 8' 5" (2.631m x 2.554m). Fitted with a fantastic four piece suite including a free-standing bath, shower cubicle, low level W.C and a hand wash basin set in a vanity unit. Ceiling light point, wall mounted radiator and a double glazed frosted window to the rear elevation. Part tiled walls and fully tiled floor.

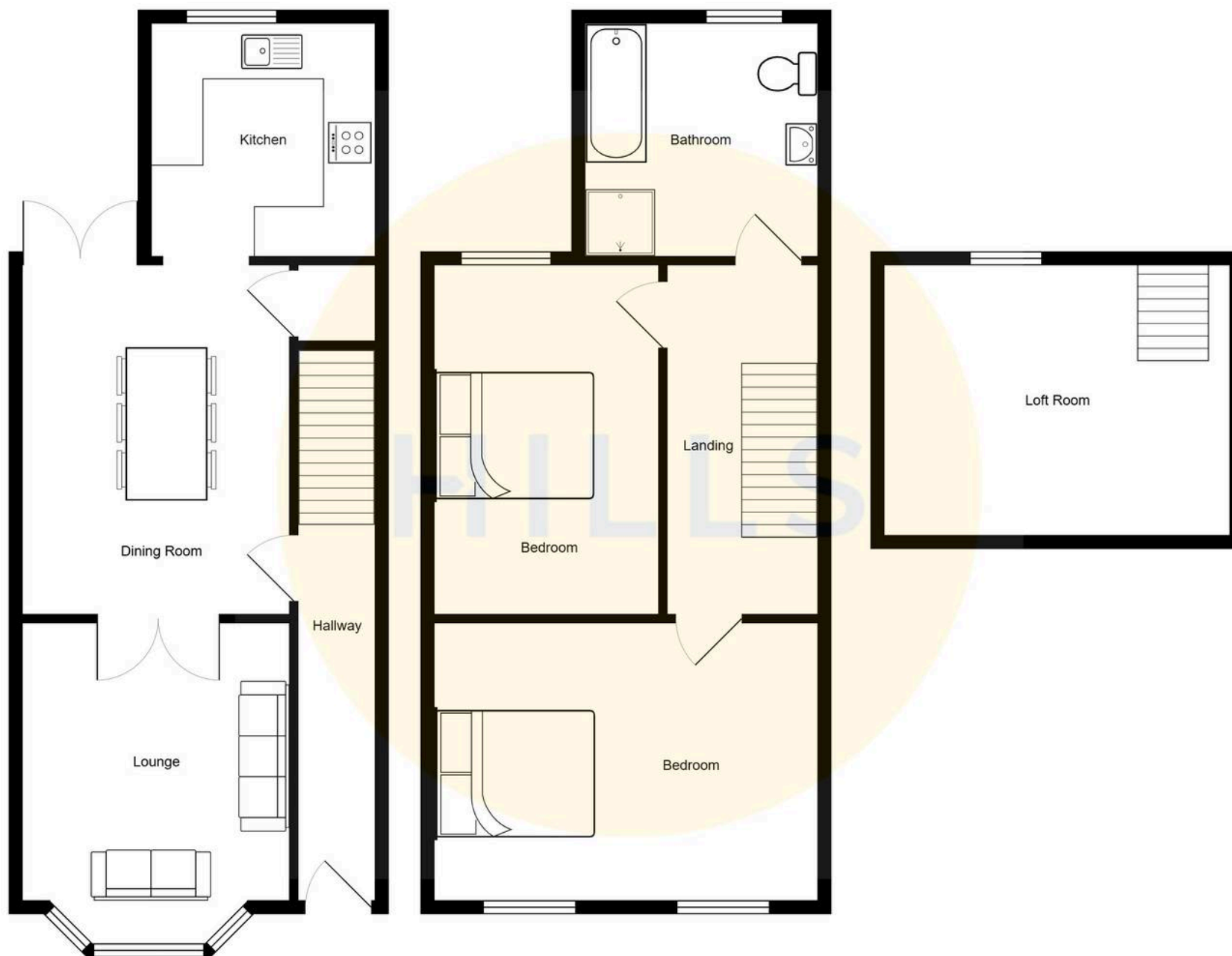
Loft Room

Dimensions: 12' 5" x 11' 8" (3.775m x 3.551m). Ceiling light point, laminate wood effect flooring and a double glazed roof window.

Externally

To the rear of the property is an enclosed courtyard garden with gated access to a secure alleyway. To the front is a small flagged garden set behind a low lying brick built wall and gate.







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