

Brookfield Avenue

Salford



£230,000



# Brookfield Avenue

Salford

**\*\* A SPACIOUS Three Bedroom Terraced Property, Boasting Generous Rooms Sizes, a Generous Garden and a Driveway! Within Walking Distance of Salford Royal Hospital and Ladywell Tram Stop\*\***  
Council Tax band: A

Tenure: Freehold

- NO VENDOR CHAIN
- Spacious Three Bedroom Terraced Property
- Just a Short Walk from Salford Royal Hospital
- Close to Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Tastefully Decorated Family Lounge
- Fitted Kitchen and a Downstairs W/C
- Three Generously-Sized Bedrooms
- Gated Driveway to the Front for Off-Road Parking and Shared Alley with Secure Gate
- Good-Sized Garden to the Rear with Decking and Laid-to-Lawn Grass
- Early Viewing is Essential!



HILLS





**Porch****Hallway**

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

**Lounge**

14' 5" x 11' 7" (4.39m x 3.53m)

Complete with two wall light points, patio doors and wall mounted radiator. Fitted with carpet flooring.

**Kitchen**

16' 8" x 7' 0" (5.07m x 2.13m)

Featuring complementary wall and base units with integral hob and oven. Space for a washing machine. Complete with three ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Downstairs W.C.**

3' 11" x 3' 10" (1.19m x 1.16m)

Featuring a W.C. Complete with a ceiling light point and laminate flooring.

**Rear Vestibule**

Complete with a ceiling light point and laminate flooring.

**Landing**

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

**Bedroom One**

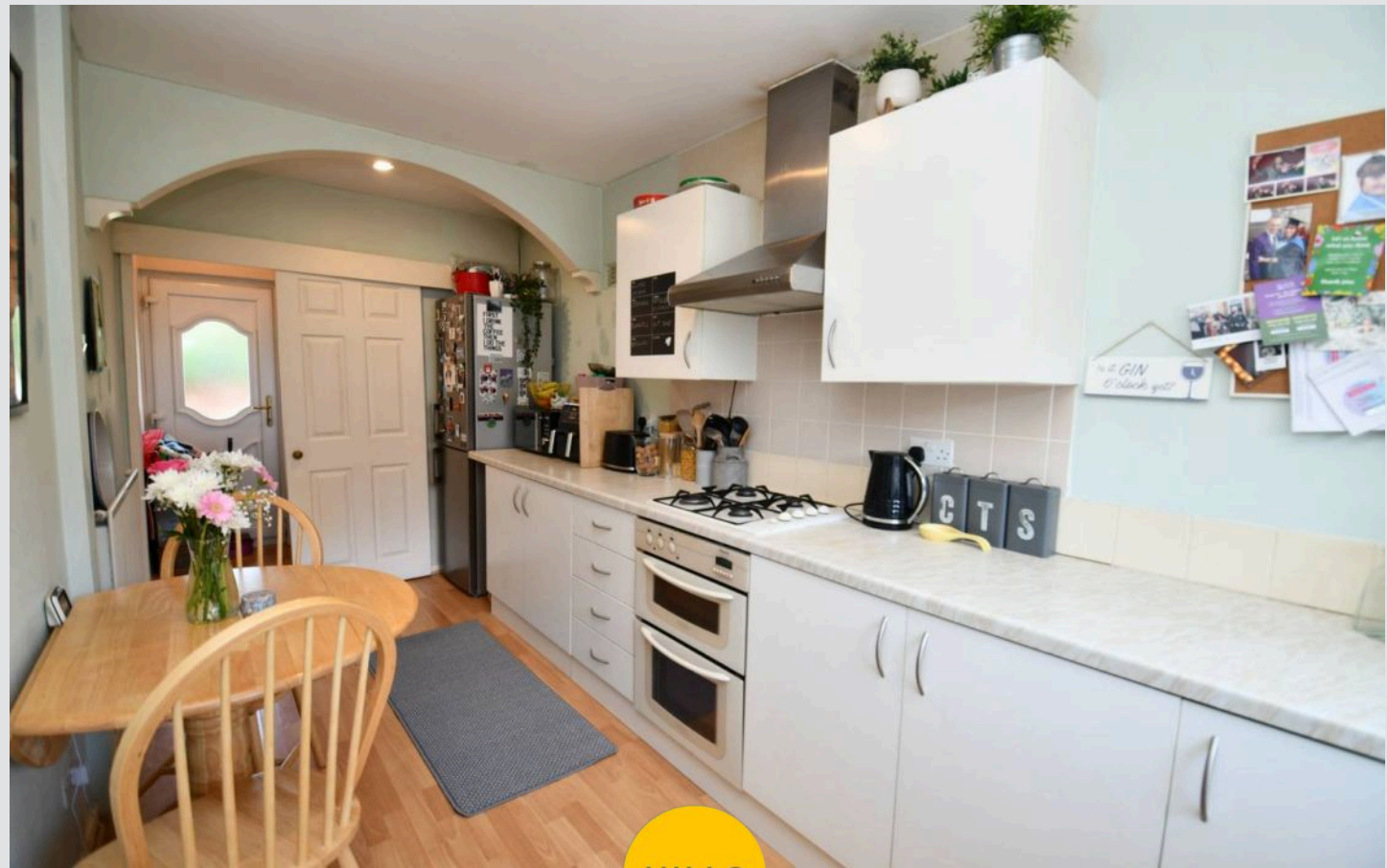
11' 9" x 10' 5" (3.58m x 3.18m)

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

**Bedroom Two**

10' 11" x 11' 9" (3.32m x 3.57m)

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





**Bedroom Three**

9' 5" x 9' 1" (2.88m x 2.78m)

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

**Bathroom**

7' 1" x 5' 6" (2.17m x 1.67m)

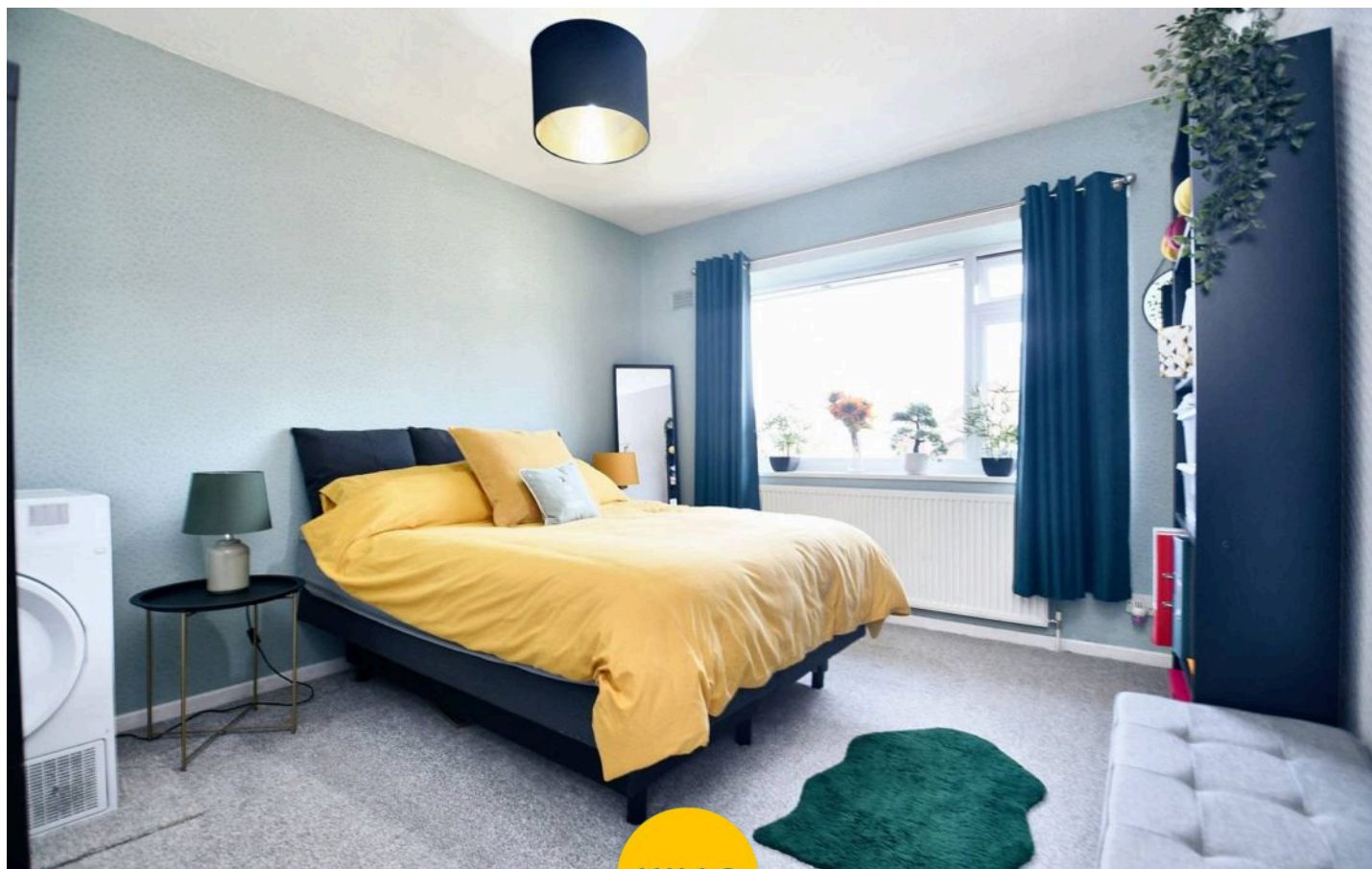
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and tiled flooring.

**Loft**

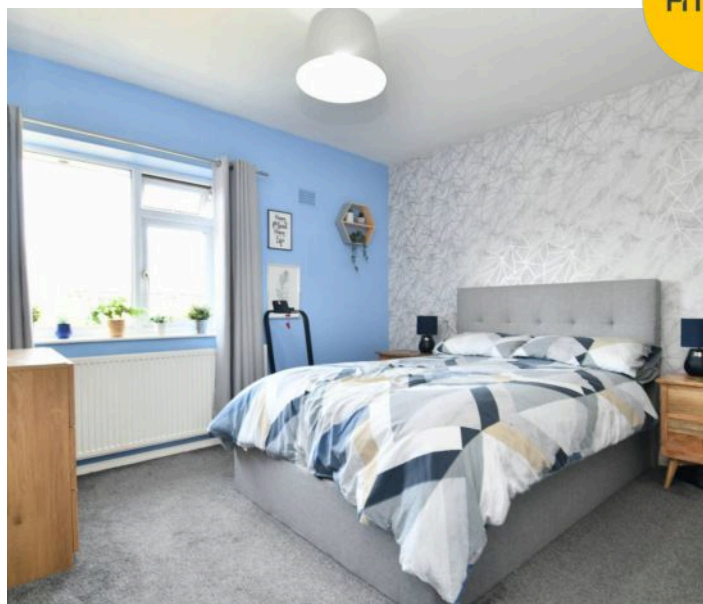
Partially boarded with ladder and hatch.

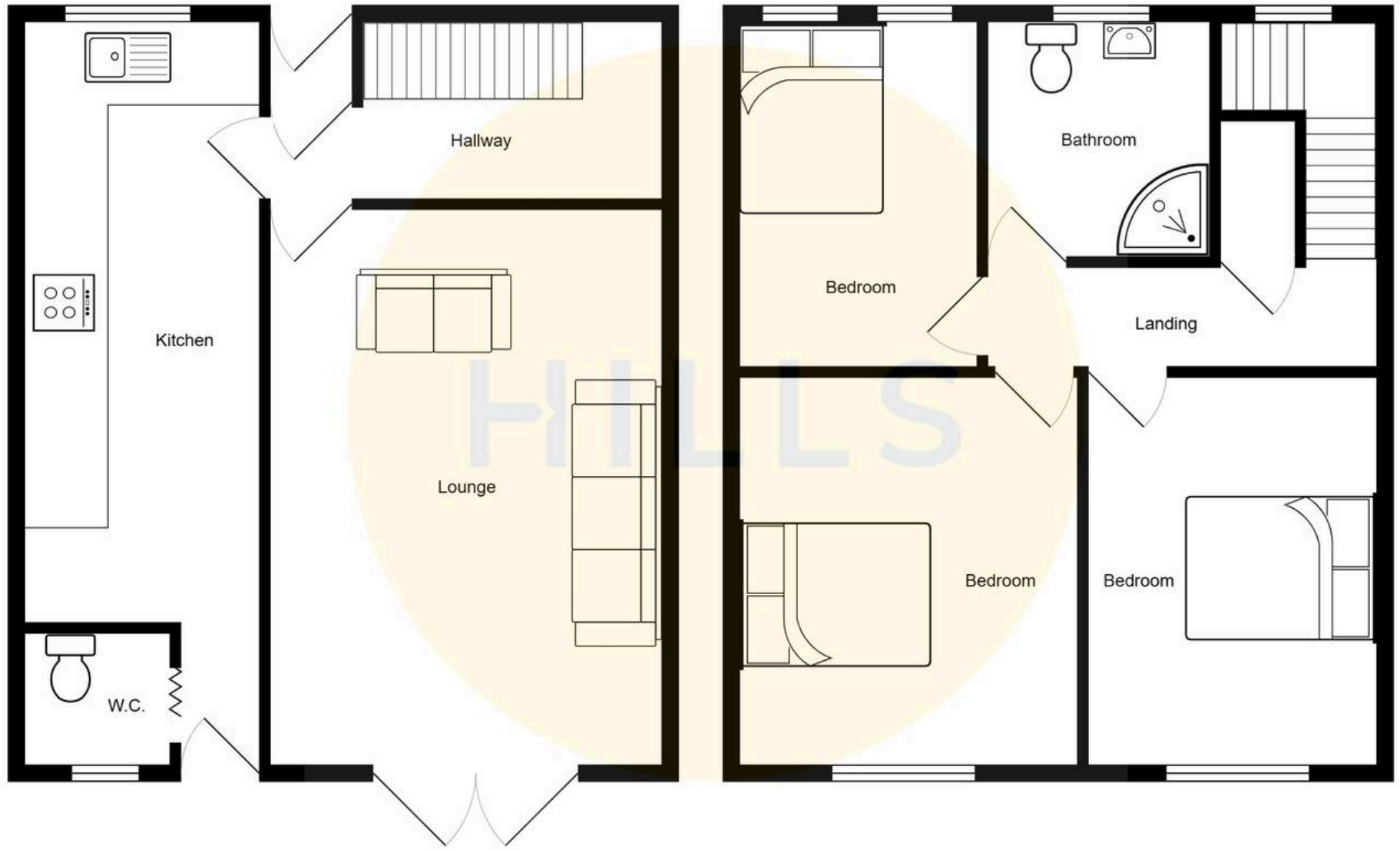
**External**

To the front of the property is a double driveway. To the rear of the property is a generously sized garden with grass, decking, paving and stoned area.



HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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.