



Gledhill Avenue

Salford





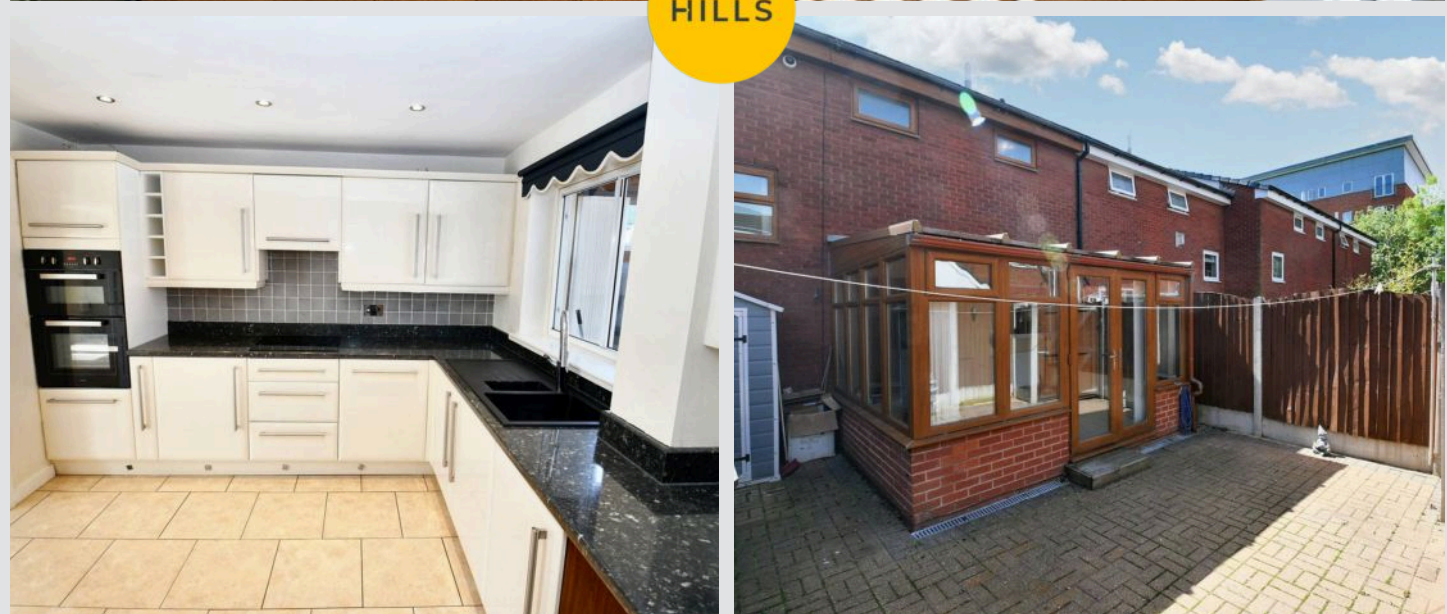
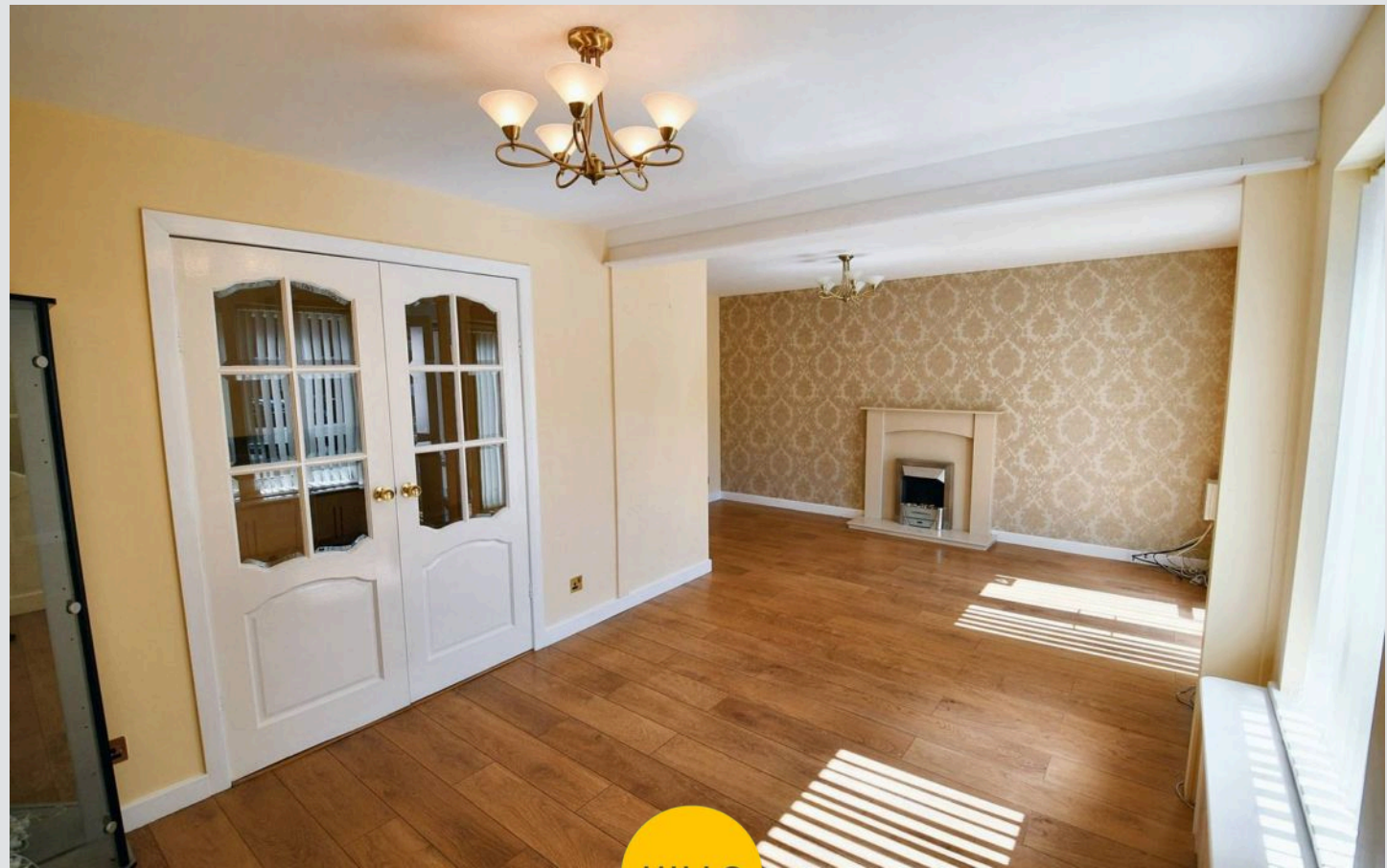
# Gledhill Avenue

Salford

This superb two-bedroom terraced property is offered to the market chain free and is ideally located within walking distance of Salford Quays and Media City  
Council Tax band: A

Tenure: Freehold

- Chain Free
- Walking Distance to Salford Quays & Media City
- Two Spacious Reception Rooms Knocked Through Providing A Large Open Plan Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms with Fitted Wardrobe
- Featuring Solar Panels and Underfloor Heating in Conservatory
- Driveway with Off-Road Parking for Multiple Cars
- Excellent Transport Links & Local Amenities
- Plenty Of Storage Throughout, Including a Large Loft Space





**Lounge**

14' 5" x 19' 6" (4.40m x 5.95m)

Complete with two ceiling light points, double glazed window, patio doors and wall mounted radiator. Fitted with laminate flooring.

**Kitchen**

12' 4" x 10' 6" (3.75m x 3.20m)

Featuring complementary wall and base units with integral oven, microwave, hob and dishwasher. Complete with ceiling spotlights, tiled splashback and tiled flooring.

**Conservatory**

10' 7" x 9' 5" (3.23m x 2.87m)

Complete with a wall mounted radiator and tiled flooring.

**Landing**

5' 6" x 6' 2" (1.68m x 1.87m)

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

11' 9" x 10' 1" (3.58m x 3.07m)

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

**Bedroom Two**

11' 8" x 9' 4" (3.55m x 2.85m)

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

**Bathroom**

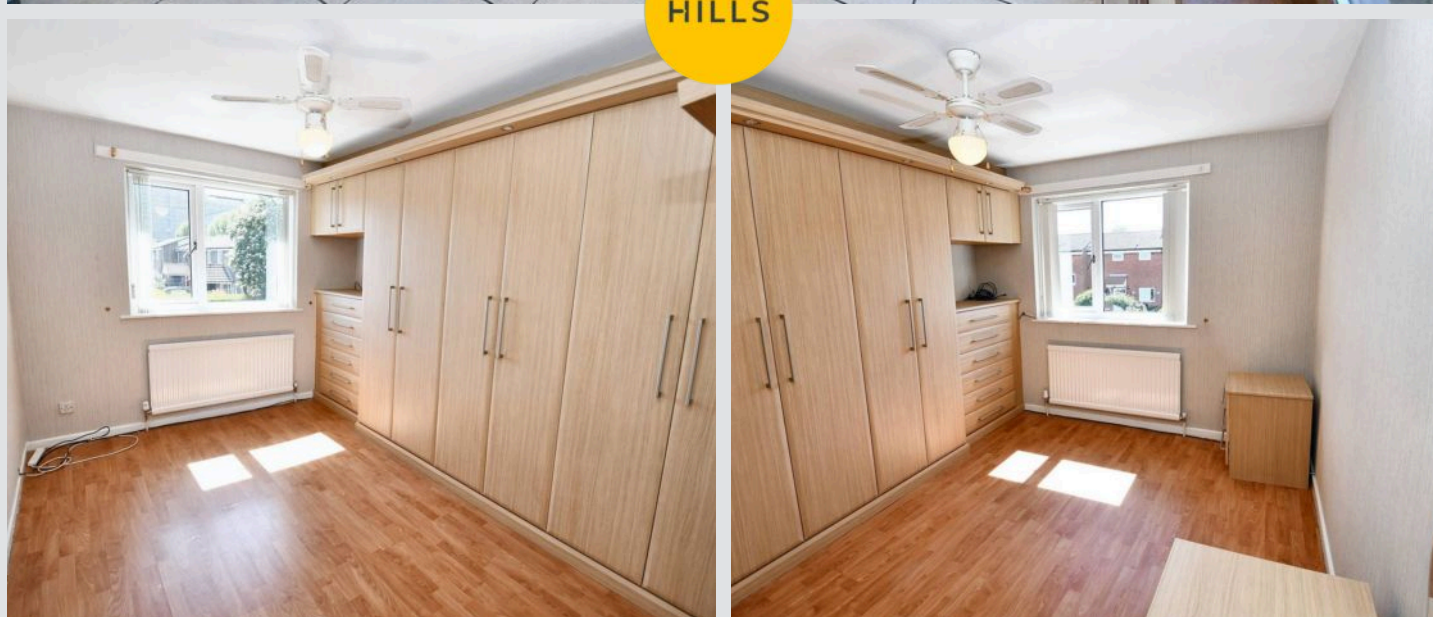
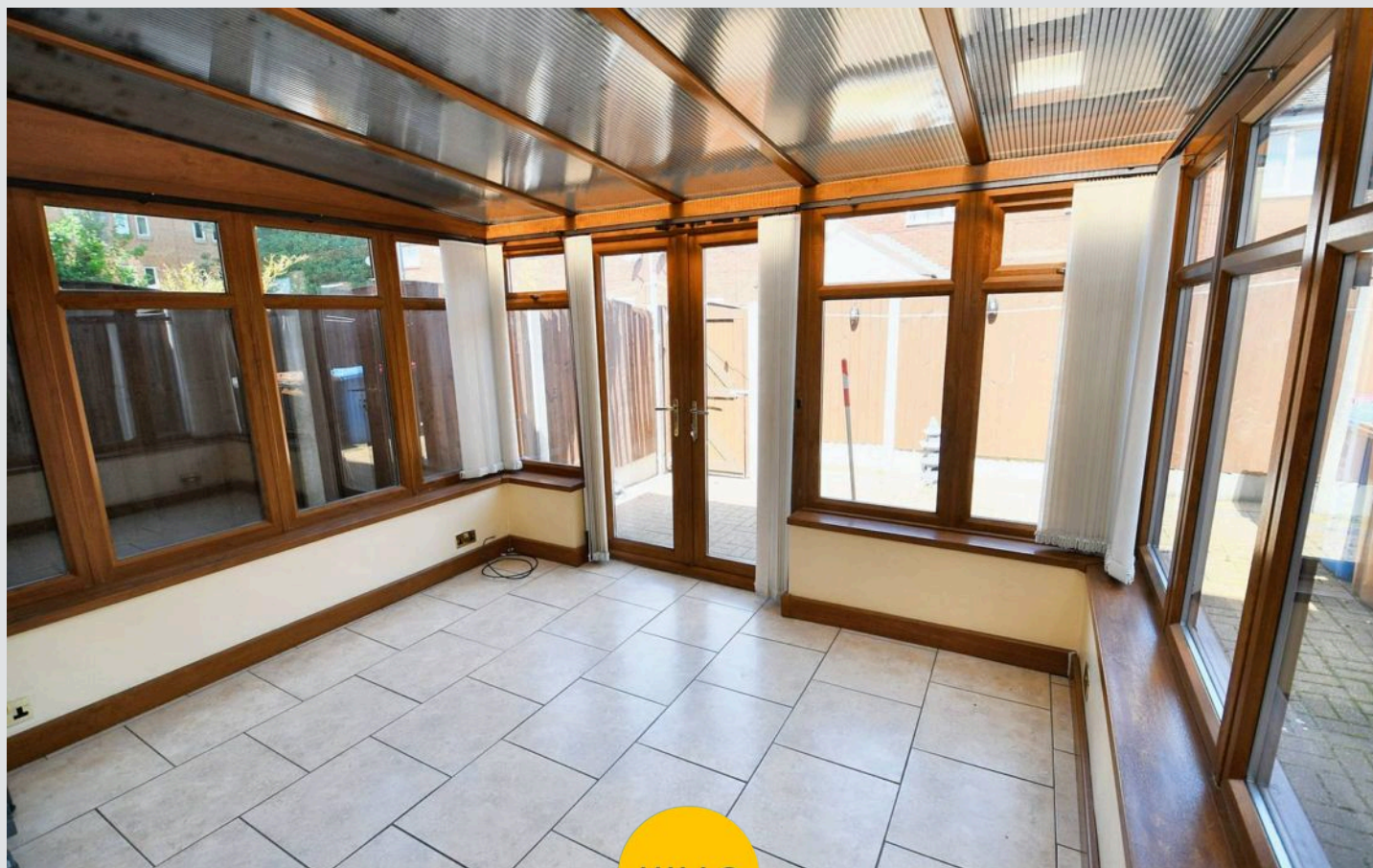
5' 9" x 5' 7" (1.74m x 1.70m)

Featuring a two piece suite including a bath with shower over and hand wash basin. Complete with a ceiling light point, double glazed window and towel rail. Fitted with lino flooring.

**W.C.**

2' 10" x 6' 9" (0.86m x 2.05m)

Complete with a ceiling light point, W.C., tiled walls and lino flooring.

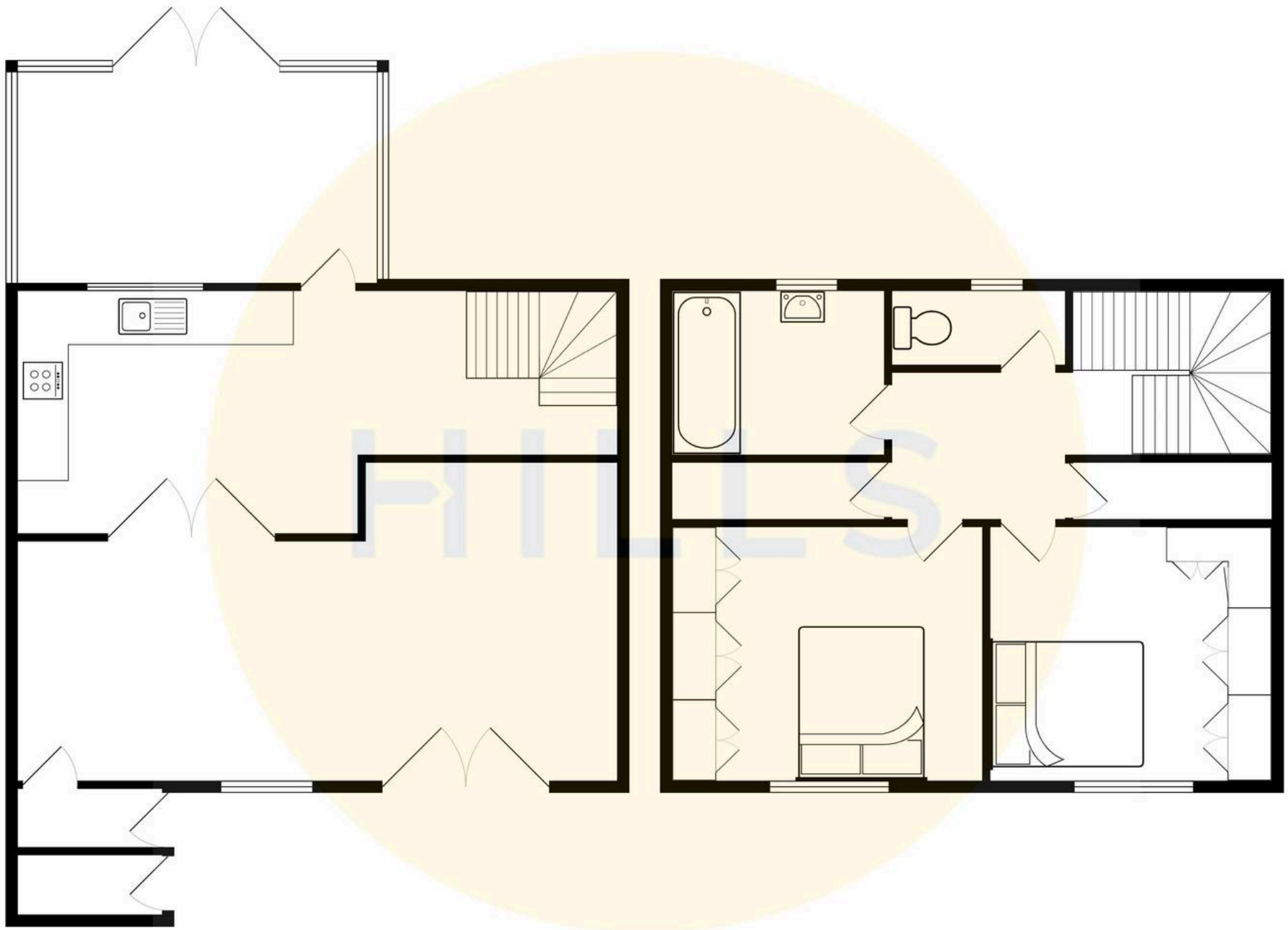






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