



Milton Avenue

Salford



£200,000

# Milton Avenue

Salford

**\*\*Bright, Bay-Fronted, Two Bedroom Terraced Property Within the Added Benefit of a Loft Room! Within Walking Distance of Salford Quays & Media City, which Provides Direct Access into Salford Quays!\*\***

Council Tax band: A

Tenure: Freehold

- Bright, Bay-Fronted, Two Bedroom Terraced Property
- Added Benefit of a Loft Room which is Currently Used as an Office
- Spacious Lounge and Dining Rooms Separated via an Archway
- Modern Fitted Kitchen
- Two Double Bedrooms
- Within Walking Distance of Weaste Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Viewing is Highly Recommended!



HILLS



**Entrance Hallway**

**Lounge**

11' 3" x 10' 1" (3.42m x 3.07m)

**Dining Room**

10' 1" x 11' 3" (3.07m x 3.43m)

**Kitchen**

9' 7" x 9' 0" (2.93m x 2.74m)

**Landing**

**Bathroom**

8' 8" x 8' 7" (2.63m x 2.61m)

**Bedroom One**

11' 8" x 11' 3" (3.55m x 3.43m)

**Bedroom Two**

12' 2" x 9' 0" (3.71m x 2.75m)

**Loft Room**

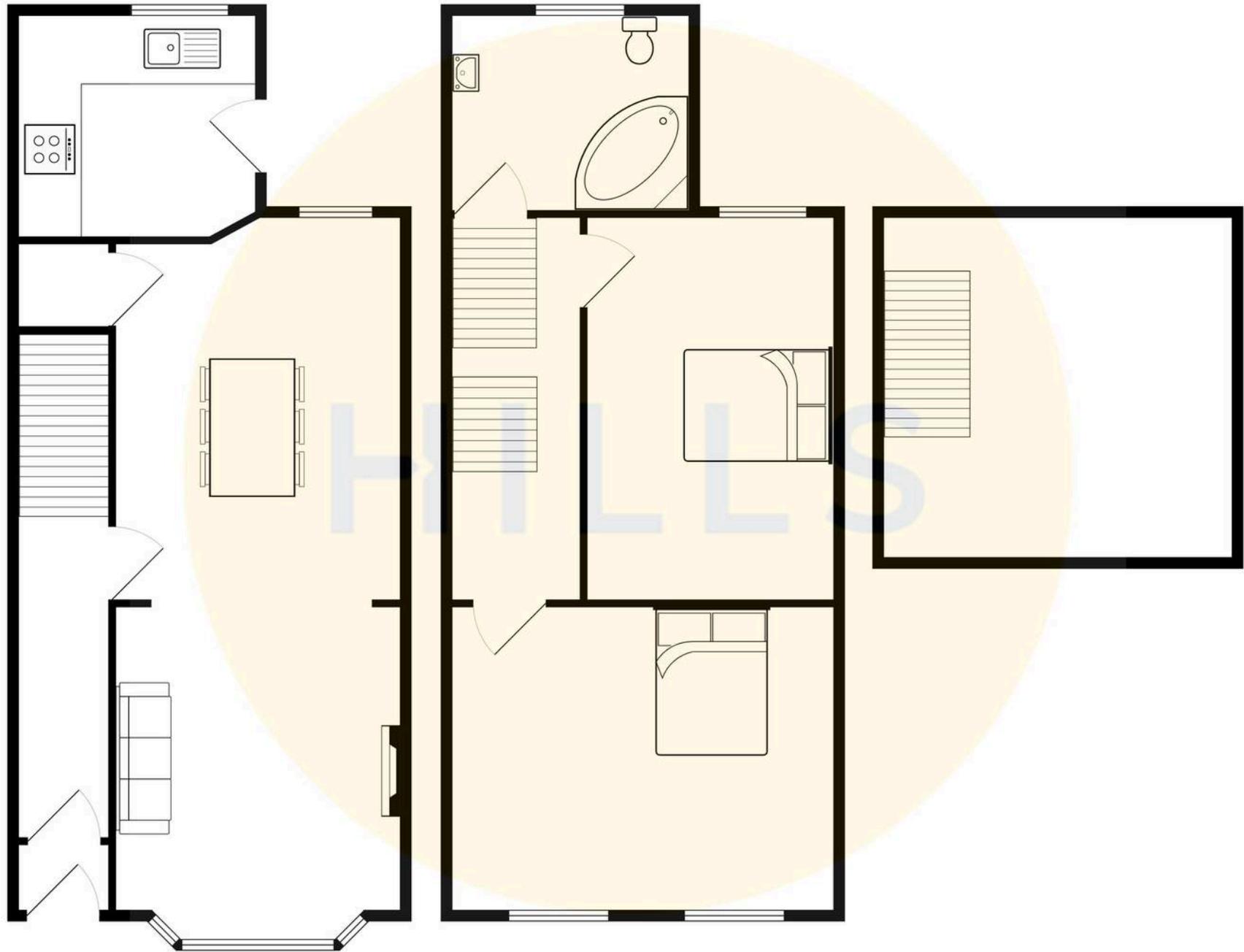
12' 10" x 12' 5" (3.92m x 3.79m)





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.