



Orama Avenue

Salford



£260,000

Orama Avenue

Salford

Step inside this tastefully decorated, semi-detached property located in the popular 'O-Zone'! Featuring two large double bedrooms, a contemporary fitted kitchen and bathroom!

Council Tax band: C

Tenure: Leasehold

- Tastefully Decorated, Two Bedroom Semi-Detached Property
- Beautifully Presented Bay-Fronted Lounge and separate dining room
- The property also benefits from a conservatory
- Contemporary fitted kitchen and downstairs W/C
- Two large double bedrooms
- Stylish Three-Piece Shower Room
- Situated in the Popular 'O-Zone', Within Walking Distance of Salford Royal and Several Well-Kept Parks
- Low maintenance rear garden
- Off road parking to the front and side for multiple cars with the addition of a garage!
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS

Entrance Hallway

Reception Room One

12' 2" x 13' 5" (3.72m x 4.09m)

Reception Room Two

11' 2" x 12' 5" (3.41m x 3.78m)

Kitchen

12' 8" x 6' 0" (3.85m x 1.82m)

Conservatory

10' 8" x 9' 6" (3.25m x 2.90m)

Landing

Bedroom One

17' 3" x 10' 10" (5.26m x 3.31m)

Bedroom Two

12' 4" x 12' 6" (3.75m x 3.80m)

Bathroom

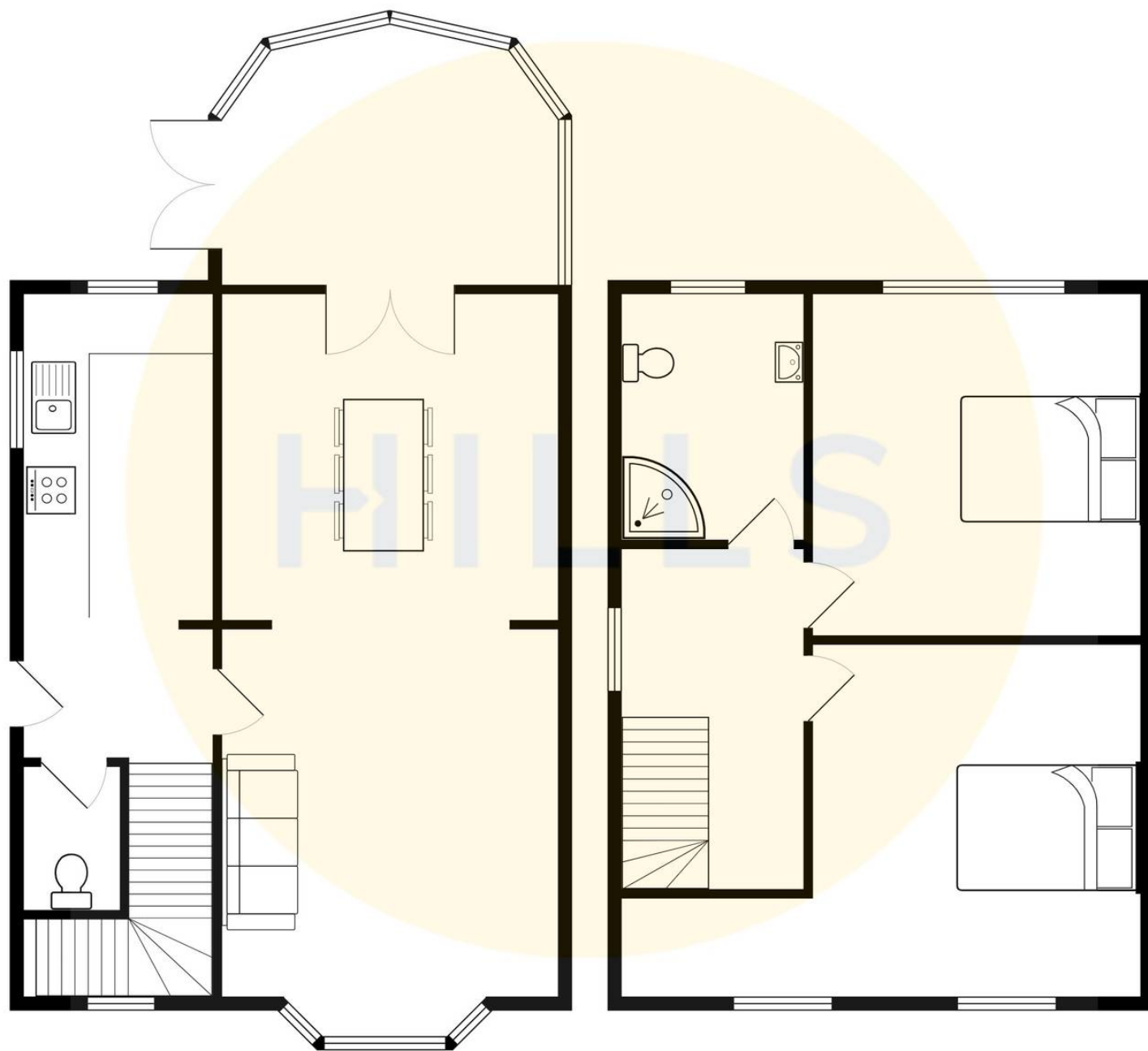
9' 3" x 6' 0" (2.81m x 1.82m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.