



Burnside Avenue

Salford



Offers in Region of £340,000

Burnside Avenue

Salford

IMMACULATE Semi-detached FAMILY HOME coming to the market CHAIN FREE! Boasting a DOUBLE STOREY EXTENSION to the rear offering THREE DOUBLE BEDROOMS, A MODERN KITCHEN DINER, CONSERVATORY and much more!

Council Tax band: B

Tenure: Freehold

- Well-Presented, Double story Extended, Three Bedroom Semi-Detached Family Home Coming to the market CHAIN FREE!
- Benefitting from a driveway and garage to provide off-road parking
- Spacious lounge complete with a log burner
- Modern fitted kitchen diner
- Three double bedrooms, two complete with fitted wardrobes
- Well maintained gardens to the front and rear
- Benefits from a Conservatory
- Stylish Three-Piece Family Bathroom
- Great Family Location, Close to Light Oaks Primary School and Several Well-Kept Parks
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Porch

2' 11" x 8' 0" (0.89m x 2.44m)

Entrance Hallway

10' 2" x 6' 8" (3.11m x 2.02m)

Lounge

21' 0" x 10' 10" (6.39m x 3.31m)

Conservatory

14' 7" x 8' 5" (4.44m x 2.56m)

Kitchen

18' 11" x 7' 4" (5.76m x 2.23m)

Landing**Bedroom One**

9' 2" x 11' 3" (2.80m x 3.42m)

Bedroom Two

16' 8" x 6' 6" (5.07m x 1.99m)

Bedroom Three

9' 3" x 10' 0" (2.81m x 3.04m)

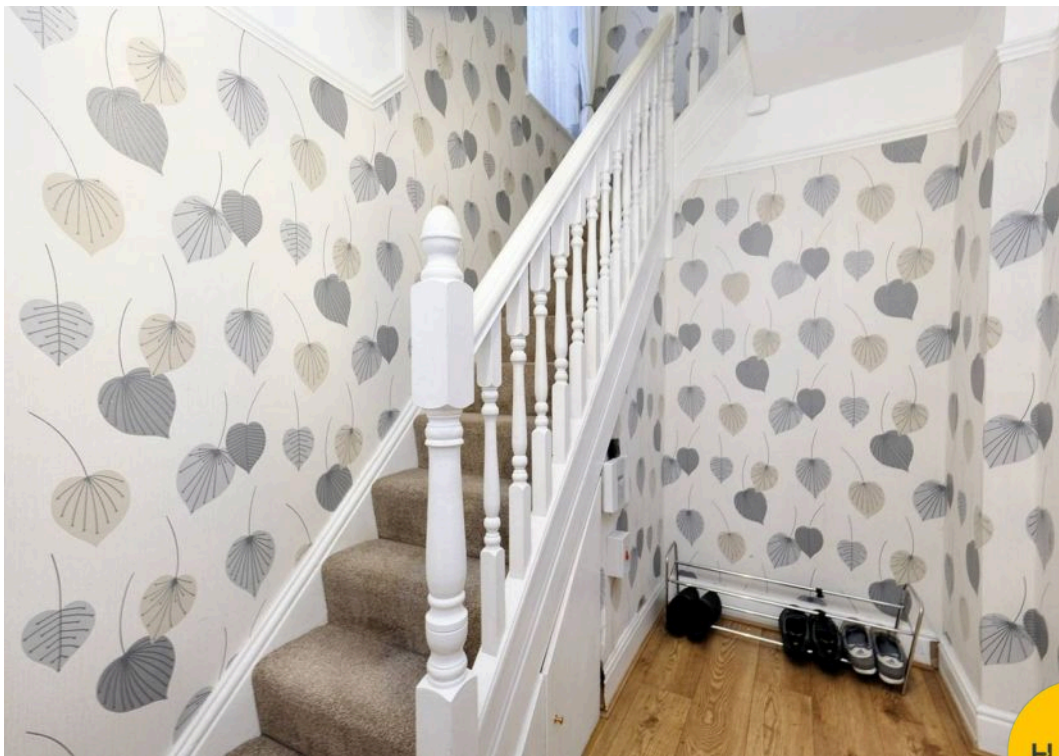
Bathroom

6' 4" x 6' 8" (1.92m x 2.03m)

Garage

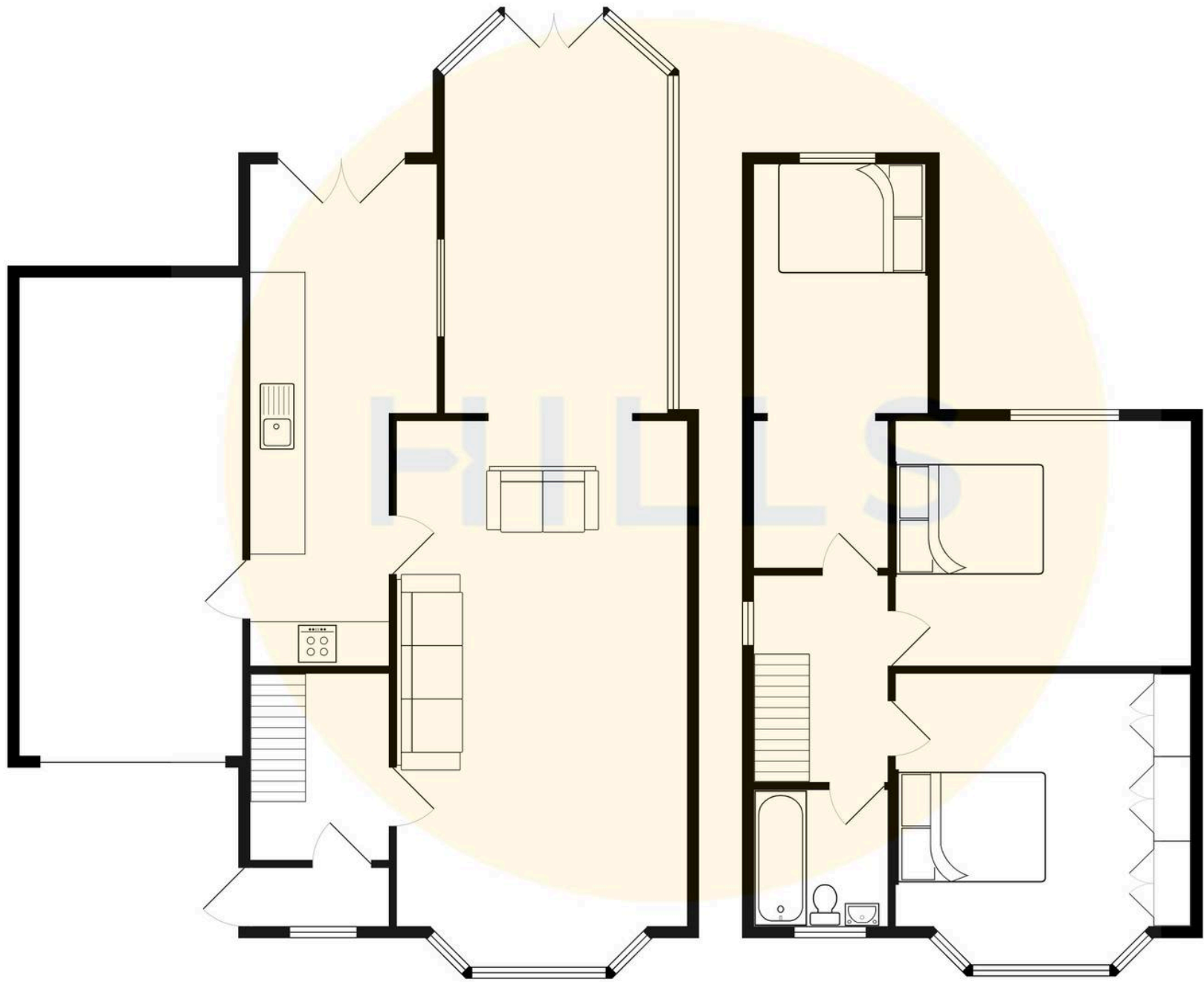
20' 10" x 8' 3" (6.35m x 2.52m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.