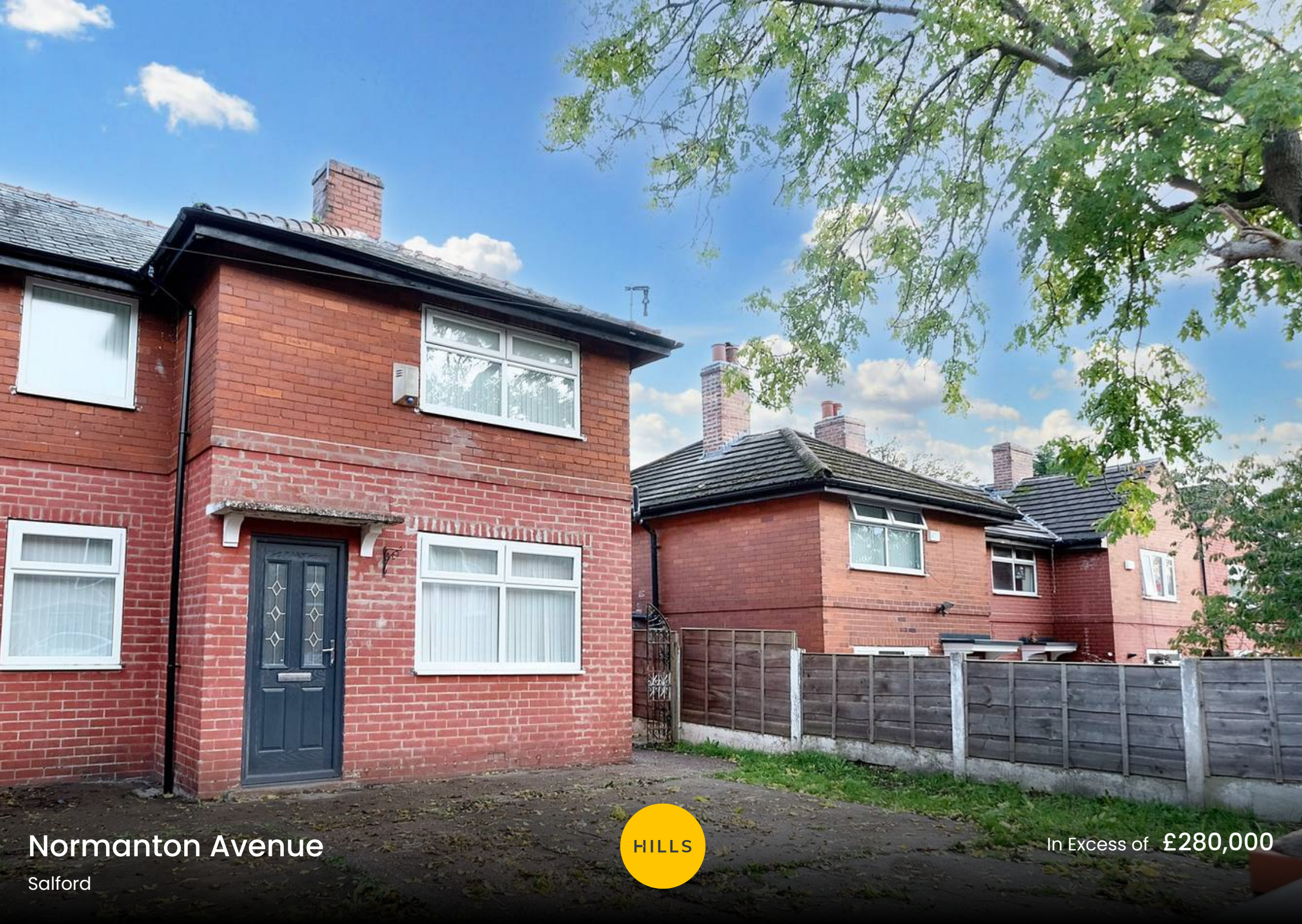




Normanton Avenue

Salford



In Excess of £280,000

Normanton Avenue

Salford

*****RECENTLY RENOVATED THREE-BEDROOM SEMI-DETACHED PROPERTY COMING TO THE MARKET CHAIN FREE!***** Located just a short walk from Salford Royal Hospital and close to fantastic local amenities!
Council Tax band: A

Tenure: Freehold

- Fantastic three bedroom semi-detached property coming to the market CHAIN FREE!
- Recently renovated throughout, including a new modern kitchen and three-piece bathroom suite
- Situated a short walk from Salford Royal Hospital
- Great family home, close to local schooling and Buile Hill Park
- Two spacious reception rooms
- Off-road parking to the front for multiple cars
- Low maintenance rear garden
- Three generous bedrooms
- Close to excellent transport links into Salford Quays, Media City and Manchester City Centre!
- Early viewing is essential!



HILLS



Entrance Hallway

11' 11" x 10' 1" (3.63m x 3.08m)

Reception Room One

9' 9" x 10' 11" (2.98m x 3.34m)

Reception Room Two

13' 6" x 13' 1" (4.11m x 3.99m)

Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)

Landing**Bedroom One**

11' 1" x 13' 8" (3.38m x 4.17m)

Bedroom Two

10' 3" x 13' 0" (3.12m x 3.96m)

Bedroom Three

10' 1" x 13' 3" (3.08m x 4.03m)

Bathroom

10' 2" x 4' 4" (3.10m x 1.33m)



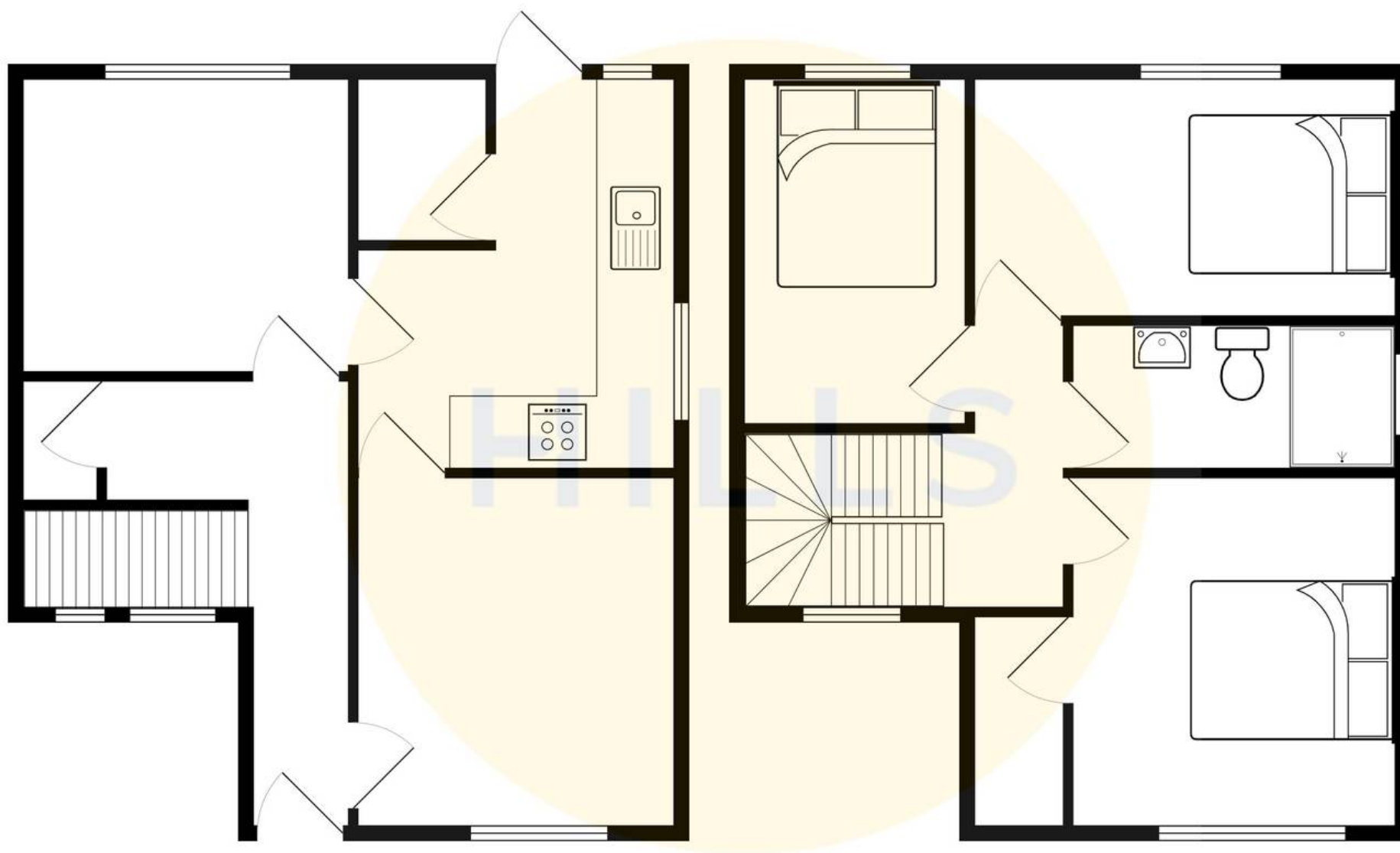
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.