



 **4**  
**Bedrooms**

 **2**  
**Bathrooms**





C & R City are proud to bring to the market this well presented four-bedroom mid terrace house situated on Buckfield Avenue, Salford, M5. The property briefly comprises of a spacious dining kitchen, downstairs WC & lounge to the ground floor. To the first floor you will find four spacious bedrooms and a re-fitted family bathroom suite. To the front of the property you will find a paved driveway as well as two brick built sheds. To the rear of the property you will find a beautifully presented south east facing garden which is part paved park laid to lawn.



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**Location:** Situated in the regenerated Ordsall Lane area which benefits from a wealth of new residential developments, making it an ideal choice for first time buyers, families or investors. The location offers excellent access to public transport links, motorways and is just a short distance from both Manchester City Centre & Salford Quays.

**Lounge** 4.69m x 4.78m (15' 5" x 15' 8")

Wood laminate flooring, ceiling light point, tv points, double doors leading to hallway, double glazed window to rear aspect.

**Dining Kitchen** 3.23m x 4.78m (10' 7" x 15' 8")

Spacious dining kitchen with a range of fitted base and wall units, integral oven, integrated gas hob, sink unit with mixer tap, space for fridge freezer and washing machine. Tiled Flooring, ceiling light point, double glazed window to front aspect.

**Downstairs WC** 1.42m x 0.96m (4' 8" x 3' 2")

Downstairs WC comprising wash hand basin and low level WC. Fully tiled floor and walls.

**Master Bedroom** 2.64m x 5.05m (8' 8" x 16' 7")

Wood laminate flooring, ceiling light point, tv points, double glazed window to front aspect.

**Bedroom Two** 2.06m x 3.28m (6' 9" x 10' 9")

Wood laminate flooring, ceiling light point, tv points, double glazed window to front aspect.

**Bedroom Three** 5.07m x 2.10m (16' 8" x 6' 11")

Wood laminate flooring, ceiling light point, tv points, double glazed window to rear aspect.

**Bedroom Four** 2.67m x 2.63m (8' 9" x 8' 8")

Wood laminate flooring, ceiling light point, tv points, double glazed window to rear aspect.

**Three Piece Bathroom Suite** 1.96m x 1.69m (6' 5" x 5' 7")

Three piece bathroom suite comprising bath with shower over, wash hand basin, low level WC, towel radiator. Door leading to storage area housing a Worcester boiler.

### Externally

To the front you will find a spacious driveway and two brick built storage sheds. To the rear of the property you will find a very well maintained south east facing rear garden which is part paved part lawn.

