



 **4**  
Bedrooms

 **2**  
Bathrooms



C & R City are pleased to bring to the market a well presented, extended four bedroom semi detached house situated on a quiet cul-de-sac location on Pentlands Avenue, Salford, M7. The property is spacious throughout and comprises of an entrance hall, spacious lounge with understair storage, downstairs bedroom, spacious refitted fully intergrated bathroom suite and a downstairs shower room to the ground floor. To the first floor you will find two double bedrooms, a single bedroom and a three piece family bathroom suite. Externally, the property benefits from driveway parking to the front and a spacious front and rear garden. Ideally located close to local amenities, with great transport links and easy access into the City Centre. It is also a short walk away from the stunning Albert Park.

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**Lounge** 3.89m x 4.41m (12' 9" x 14' 6")

Spacious lounge, grey laminate floor, radiator, light points, double glazed window to front aspect.

**Downstairs Bedroom** 2.67m x 3.08m (8' 9" x 10' 1")

Spacious double room, built in wardrobe, ceiling light points, double glazed window to side aspect.

**Extended Dining Kitchen** 3.10m x 5.44m (10' 2" x 17' 10")

Fitted kitchen with a range of fitted base and wall units, integral double oven, integral gas hob with extractor over, sink unit with mixer tap, space for fridge freezer, tiled floor, double glazed window to rear aspect, velux window, door to rear garden.

**Downstairs Shower** 1.41m x 2.52m (4' 8" x 8' 3")

Downstairs shower room comprising of walk in shower, wash hand basin, low level WC, tiled floor and walls. Double glazed window to side aspect.

**Master Bedroom** 3.90m x 2.68m (12' 10" x 8' 10")

Wood laminte flooring, ceiling light point, double glazed window to front aspect.

**Bedroom Two** 3.21m x 2.71m (10' 6" x 8' 11")

Wood laminte flooring, ceiling light point, double glazed window to rear aspect.

**Bedroom Three**

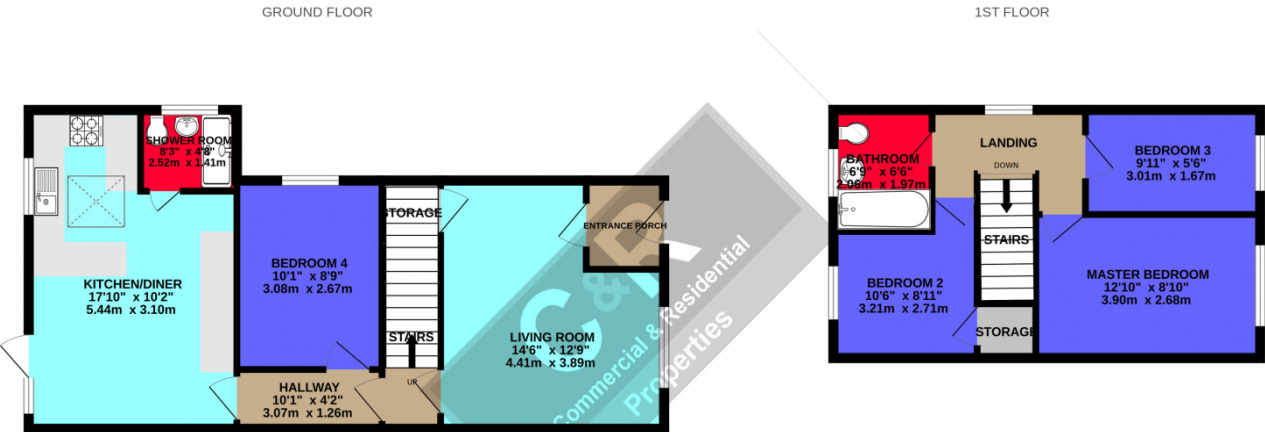
Wood laminte flooring, ceiling light point, double glazed window to rear aspect.

**Bathroom** 2.06m x 1.97m (6' 9" x 6' 6")

Three piece bathroom suite comprising of bath with overhead shower attachment, wash hand basin, low level WC, tiled floor and walls. Double glazed window to rear aspect.

**General info**

Tenure: Leasehold. 999 year lease from build. Ground rent: £25 per annum.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 22 Pentlands Avenue, M7

