



6 Ormonde Avenue, Salford

Offers in Region of £270,000

**Miller Metcalfe**  
*Every step of the way*

# 6 Ormonde Avenue

Salford

**\* No Chain Involved - Early Internal Viewing Strongly Recommended - Fabulous Extended Bay Fronted Traditional Semi-Detached Family Home With Superb and Versatile Living Space, Well Presented Throughout, Private Gardens, Gated Driveway Parking and Garage, Early Viewing Strongly Advised \***

Situated within the much sought after area of Salford, Manchester, this fabulous semi-detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

Having been extended to both the ground floor, the well-proportioned accommodation comprises an entrance porch, an inviting entrance hallway, superb bay fronted lounge with feature fireplace, a separate sitting/dining room and a wonderful modern fitted kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a splendid modern three piece bathroom completes the internal living space.

Outside the property is garden fronted with a gated driveway and garage providing ample off road parking. The rear garden is private and offers excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Salford, Swinton and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West.

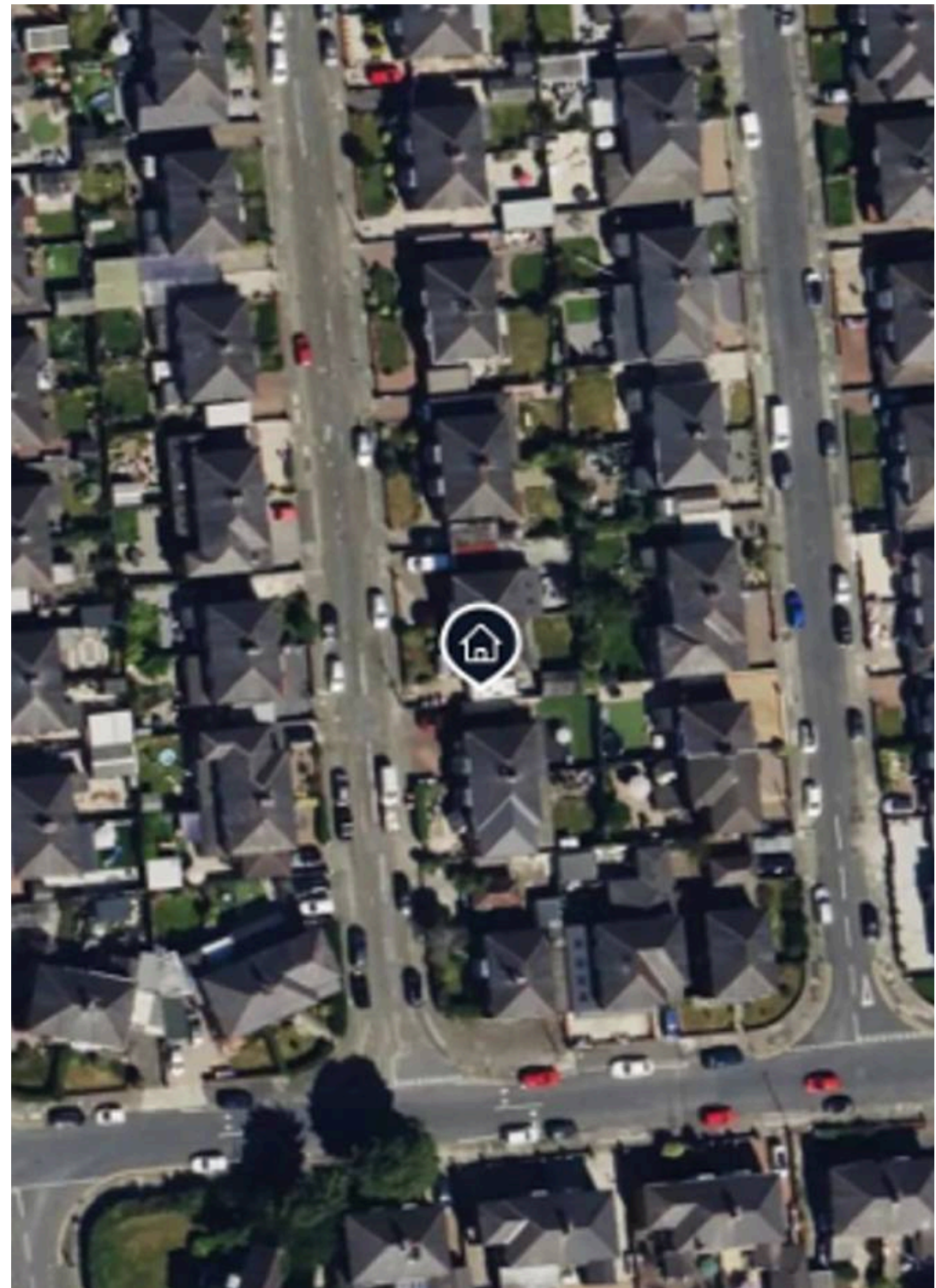
Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain Involved. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



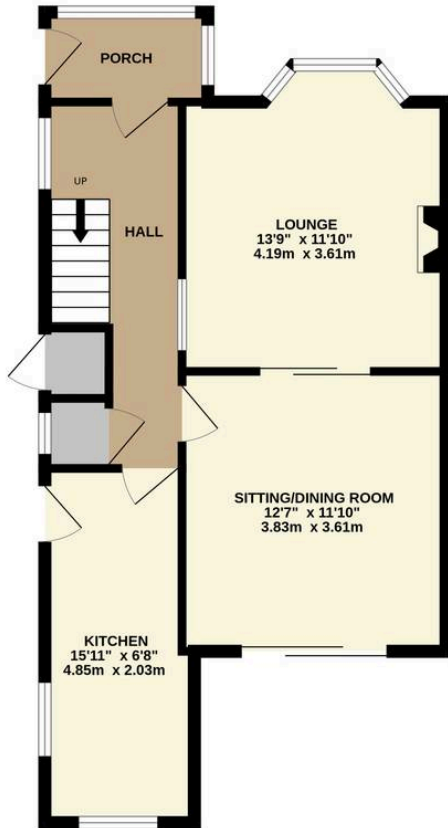




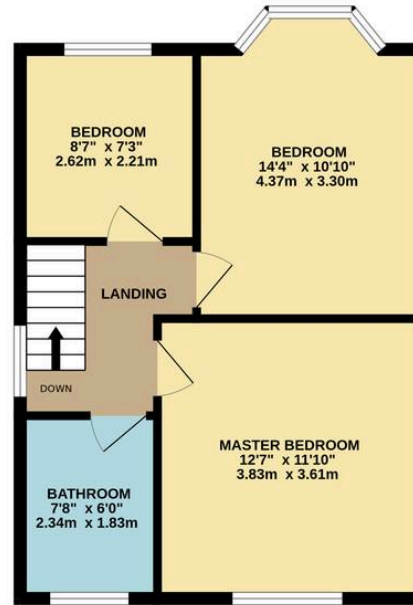




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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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