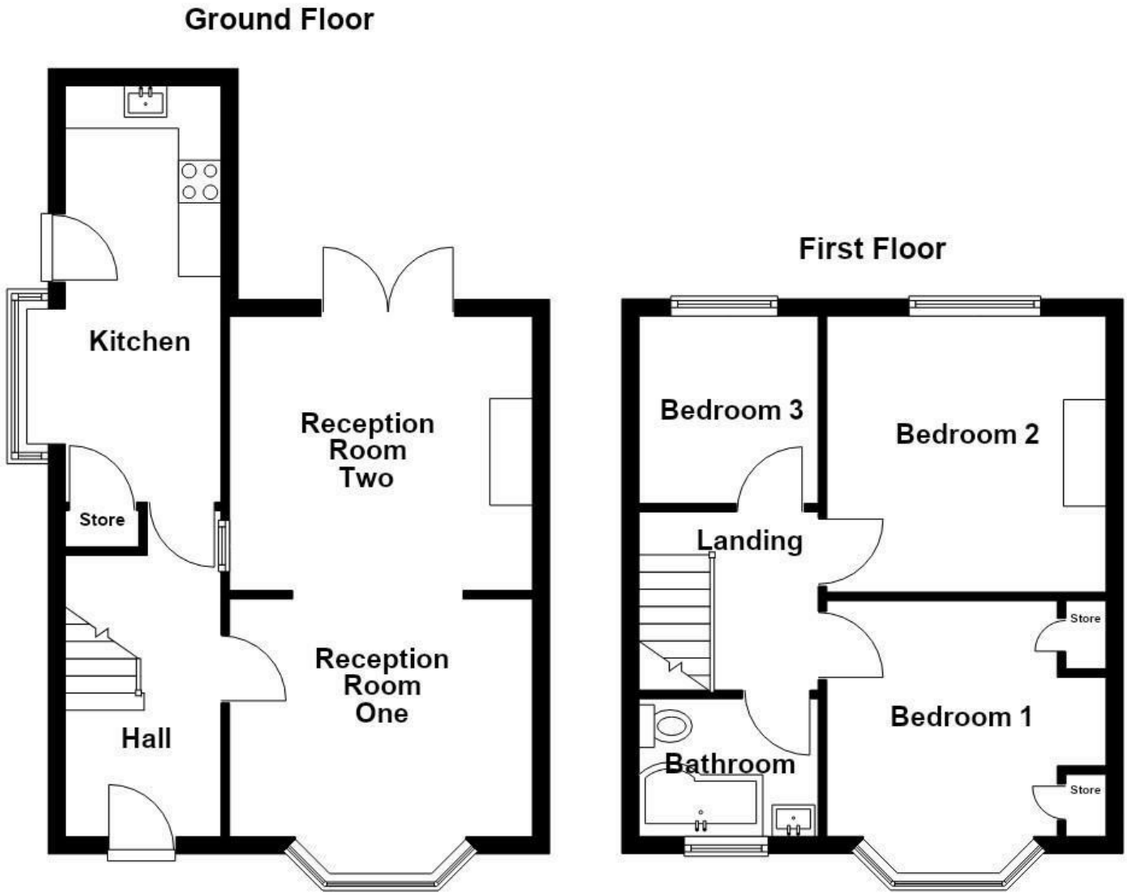
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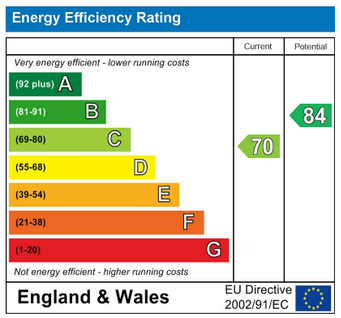











# Hallwood Avenue, Salford, M6 8WW

# Offers Over £300,000

Nestled on Hallwood Avenue in the vibrant area of Salford, this charming three-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. With its own drive, parking will never be a concern, allowing for easy access and convenience.

The property is ready to move in, featuring pristine white walls that provide a blank canvas for you to express your personal style and taste. The spacious layout includes two reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this home is the large rear garden, offering ample outdoor space for relaxation, gardening, or play. It is an ideal setting for families or anyone who appreciates the beauty of nature right at their doorstep.

This delightful house combines practicality with potential, making it a wonderful choice for first-time buyers or those looking to settle in a friendly community. With its appealing features and prime location, this property is not to be missed. Come and see for yourself the possibilities that await in this lovely Salford home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Hallwood Avenue, Salford, M6 8WW

## Offers Over £300,000

3 1 2 C

- Charming Three-Bedroom Family Home
- Three Well-Proportioned Bedrooms
- Own Driveway And Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Large Private Rear Garden
- EPC Rating - C
- Bright And Welcoming Accommodation
- Ready To Move Into
- Council Tax Band - C

### Ground Floor

### Entrance
UPVC double glazed door to entrance hall.

### Entrance Hall
12'7 x 6 (3.84m x 1.83m)

Central heating radiator, smoke alarm, picture rail, laminate flooring, doors leading to reception room one and kitchen, stairs to first floor.

### Reception Room One
11'8 x 10'9 (3.56m x 3.28m)

UPVC double glazed bay window, central heating radiator, ceiling rose, feature wall lights, laminate flooring, open to reception room two.

### Reception Room Two
11'8 x 10'6 (3.56m x 3.20m)

Central heating radiator, living flame gas fire with cast iron surround, laminate flooring, UPVC double glazed French doors to rear.

### Kitchen
16 x 6 (4.88m x 1.83m)

UPVC double glazed box window, central heating radiator, gloss wall and base units with laminate surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, gas hob burner, integrated oven, extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, plumbing for dishwasher, lino flooring, UPVC double glazed door to rear.

### First Floor

### Landing
7 x 6'9 (2.13m x 2.06m)

UPVC double glazed window, laminate flooring, doors to three bedrooms and a bathroom.

### Bedroom One
11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed bay window, central heating radiator, laminate flooring.

### Bedroom Two
11 x 10'7 (3.35m x 3.23m)

UPVC double glazed window, central heating radiator, laminate flooring.

### Bedroom Three
7'2 x 6'9 (2.18m x 2.06m)

UPVC double glazed window, central heating radiator, fitted storage.

### Bathroom
6'8 x 5'4 (2.03m x 1.63m)

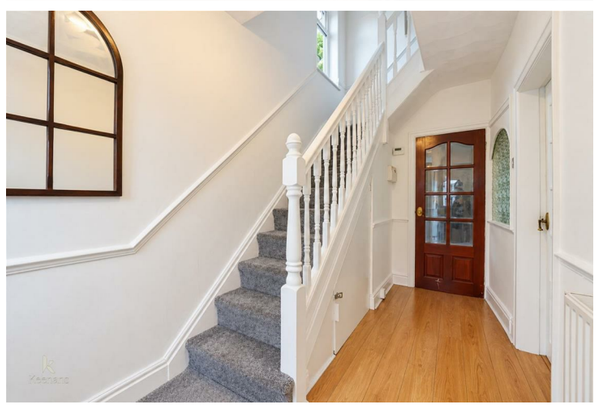
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped bath with mixer tap and rinse head, direct feed shower, extractor fan, tiled flooring.

### External

### Front
Driveway for multiple cars.

### Rear
Paved patio area, laid to lawn garden.










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