



Burnside Avenue

Salford



In Excess of **£350,000**

Burnside Avenue

Salford

Beautifully presented and extended three bedroom semi-detached property coming to the market CHAIN FREE Featuring a double story and single story extension, three double bedrooms, and a large driveway

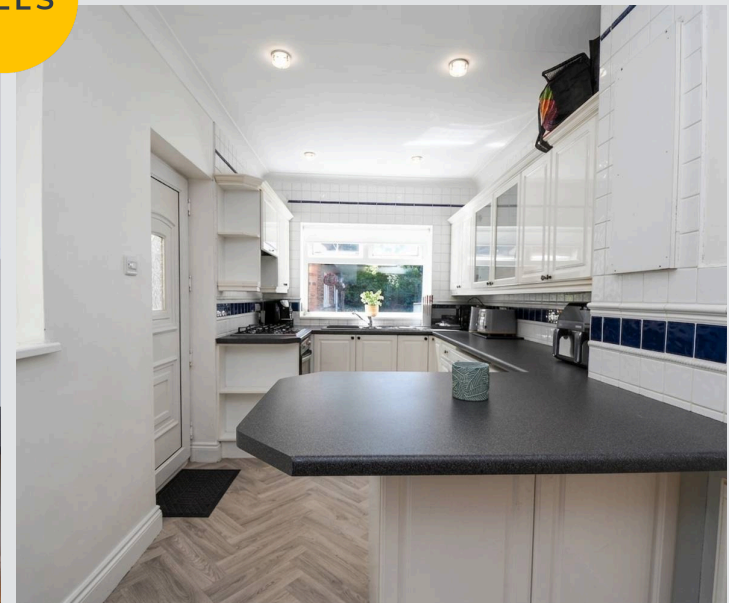
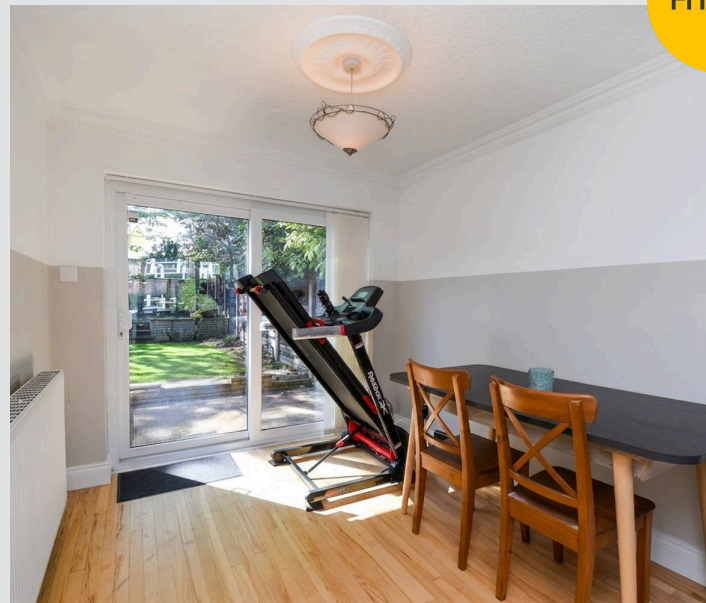
Council Tax band: B

Tenure: Leasehold

- Well presented, double story and single story rear extended three bedroom semi-detached property coming to the market CHAIN FREE!
- Driveway and garage to the side for off-road parking
- Spacious lounge diner
- Extended fitted kitchen
- Three double bedrooms
- Four piece bathroom suite and downstairs W.C.
- Well maintained gardens to the front and rear
- Great family location, situated close to Light Oaks Primary School and several well kept parks
- Close to excellent transport links into Salford Quays, Media City and Manchester City Centre
- Viewing is highly recommended!



HILLS



Porch

3' 8" x 9' 11" (1.11m x 3.03m)

Entrance Hallway

12' 10" x 6' 11" (3.91m x 2.12m)

Lounge

11' 8" x 21' 0" (3.55m x 6.41m)

Dining Room

10' 7" x 8' 4" (3.23m x 2.55m)

Kitchen

17' 3" x 8' 4" (5.26m x 2.53m)

Downstairs W.C.

3' 9" x 3' 10" (1.15m x 1.18m)

Garage

24' 8" x 9' 1" (7.53m x 2.77m)

Landing**Bedroom One**

16' 11" x 7' 9" (5.16m x 2.37m)

Bedroom Two

11' 7" x 10' 11" (3.54m x 3.32m)

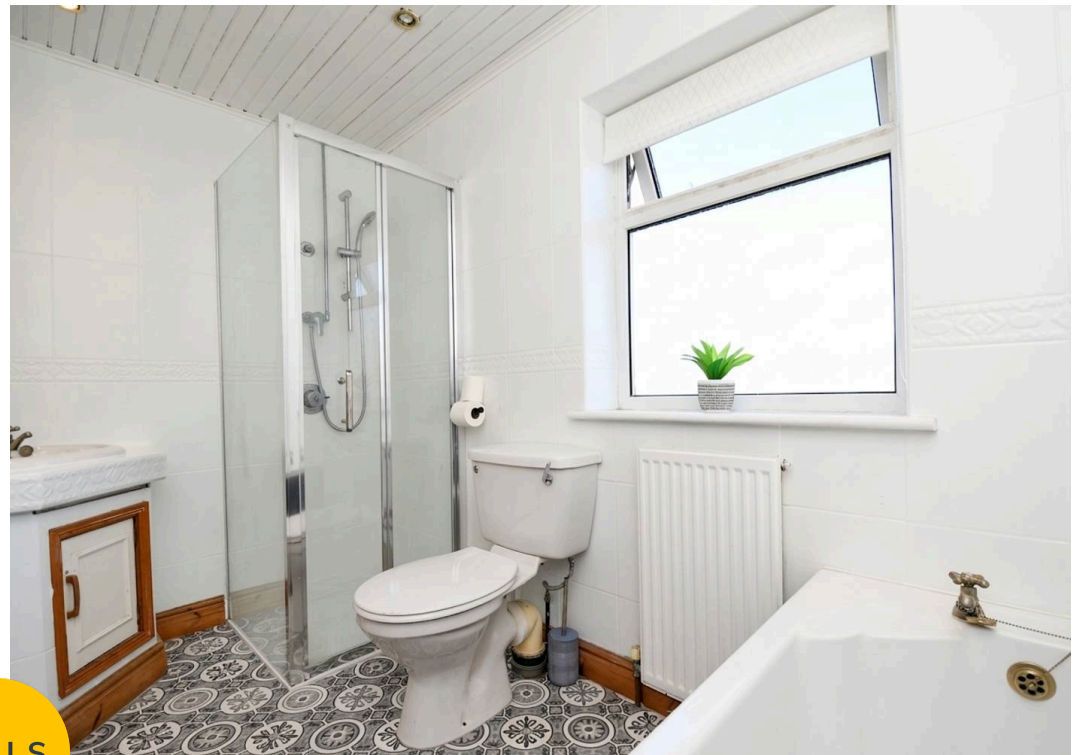
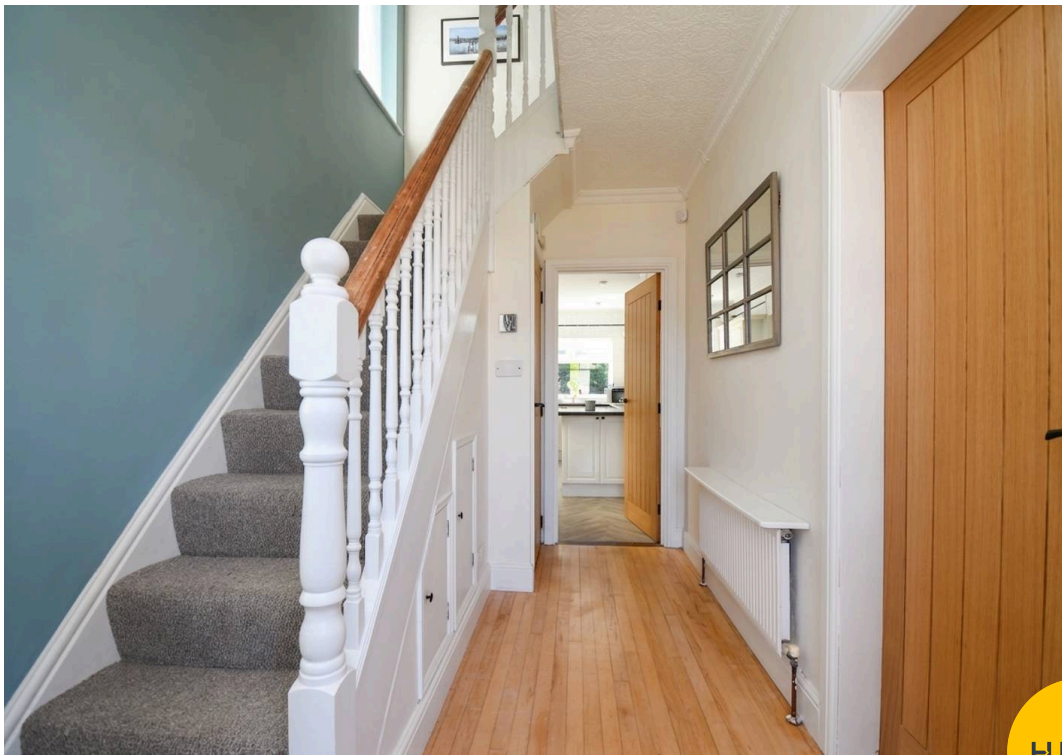
Bedroom Three

11' 9" x 10' 7" (3.57m x 3.22m)

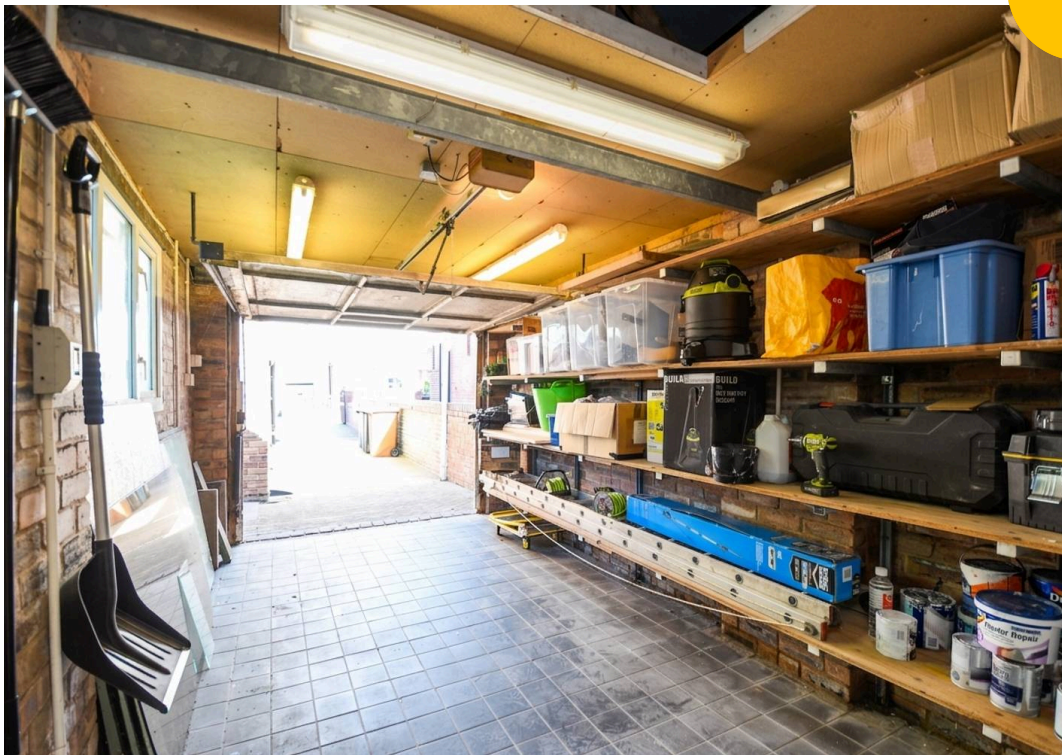
Bathroom

6' 6" x 9' 5" (1.98m x 2.86m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.