

Orme Avenue, Salford, M6 8LT

Offers Over £280,000

THREE BEDROOM SEMI DETACHED IN SALFORD


Nestled on the charming Orme Avenue in Salford, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, including two spacious double rooms and a smaller third bedroom that can easily serve as an office space, this property is ideal for families or professionals seeking a versatile living arrangement.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The kitchen, which overlooks the beautifully maintained enclosed garden, is a lovely spot for culinary endeavours and family gatherings. The garden, laid to lawn, offers a tranquil outdoor space, perfect for enjoying sunny days or hosting barbecues.

For those with vehicles, the property features off-road parking that can accommodate numerous cars, ensuring convenience for residents and visitors alike. Additionally, the presence of a garage adds further practicality, providing extra storage or a workshop area.

This home on Orme Avenue is not just a property; it is a wonderful opportunity to create lasting memories in a welcoming community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garnden
- Council Tax Band: C

Ground Floor

Hall

12'10 x 6' (3.91m x 1.83m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, smoke alarm, under stairs storage, wood effect flooring and doors to reception room one and kitchen.

Reception Room One

12' x 11'5 (3.66m x 3.48m)
UPVC double glazed bay window, central heating radiator, coving, two feature wall lights electric fire and marble effect heath and surround.

Kitchen

13'3 x 5'11 (4.04m x 1.80m)
Two UPVC double glazed windows, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated double oven, four ring electric hob, extractor hood, space for undercounter fridge, plumbing for washing machine, wood effect flooring, door to reception room two and UPVC double glazed door to rear.

Reception Room Two

12'8 x 11'5 (3.86m x 3.48m)
UPVC double glazed window, coving, electric fire and marble hearth.

First Floor

Landing

8' x 6' (2.44m x 1.83m)
UPVC double glazed window, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)
UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Two

14'5 x 10'3 (4.39m x 3.12m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)
UPVC double glazed window and central heating radiator.

Shower Room

7'10 x 5'11 (2.39m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush W/C, vanity top wash basin with mixer tap, direct feed shower in double enclosure and tiled elevations.

External

Front

Laid to lawn garden, bedding areas and block paved drive leading to garage.

Rear

Laid to lawn garden, bedding areas and access to garage.

Garage

Up and over door.



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