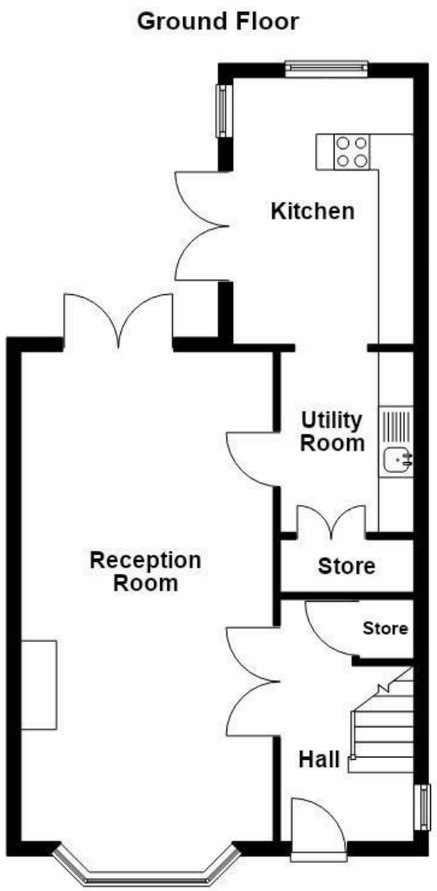
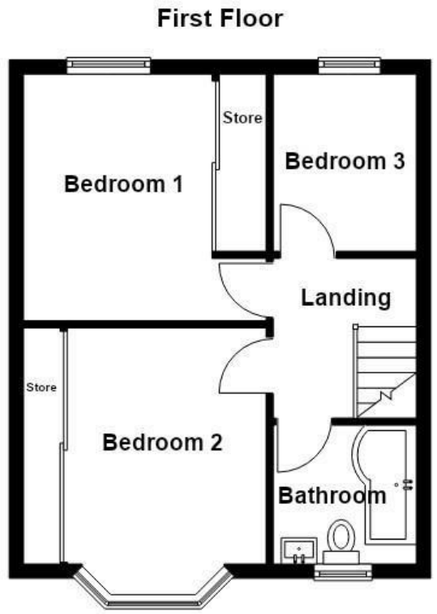
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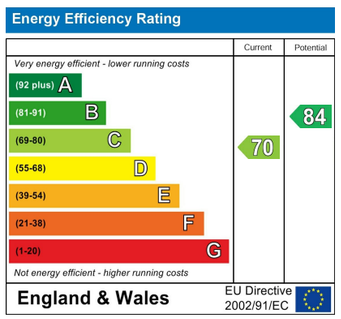












Hallwood Avenue, Salford, M6 8WW

Offers Over £325,000

MODERN SEMI DETACHED HOME NOT TO BE MISSED

This delightful property boasts a spacious rear garden, perfect for outdoor activities and relaxation. The heart of the home is its contemporary kitchen extension, equipped with an induction hob, making it a joy for any cooking enthusiast.

Inside, you will find generously sized rooms that provide ample space for comfortable living. The fitted modern bathroom adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

This property is ideally situated, offering excellent transport links to the city and easy access to the motorway, making commuting a breeze. Additionally, local shops are just a stone's throw away, providing all the essentials you may need.

This home is perfect for families or professionals seeking a blend of modern living and convenience. Don't miss the opportunity to make this lovely property your own.

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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Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Hallwood Avenue, Salford, M6 8WW

Offers Over £325,000

3 | 1 | 1 | C

- Modern Three-Bedroom Semi-Detached Home
- Generously Sized Rooms
- Off Road Parking
- Tenure - Leasehold
- Spacious Rear Garden
- Modern Fitted Bathroom
- EPC Rating - C
- Contemporary Kitchen Extension
- Excellent Transport And Motorway Links
- Council Tax Band - C

Ground Floor

Entrance
UPVC double glazed door to entrance hall.

Entrance Hall
12 x 6'2 (3.66m x 1.88m)

Central heating radiator, picture rail, laminate flooring, French doors to reception room, door to understairs storage, stairs to first floor.

Reception Room
22'8 x 11'4 (6.91m x 3.45m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, laminate flooring, door to utility room, UPVC double glazed French doors to rear.

Utility Room
9'1 x 6'2 (2.77m x 1.88m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with Corian surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, combi boiler, spotlights, storage with plumbing for washing machine, laminate flooring.

Kitchen
12'4 x 8'5 (3.76m x 2.57m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, Corian surfaces, island, induction hob, integrated oven in a high rise unit, high ceiling beams, laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing
8'2 x 6'2 (2.49m x 1.88m)

Doors leading to three bedrooms and bathroom.

Bathroom
6'5 x 6'3 (1.96m x 1.91m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P shape bath with mixer tap and a direct feed shower, tiled elevations, spotlights, laminate flooring.

Bedroom One
11'5 x 11'3 (3.48m x 3.43m)

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

Bedroom Two
11'3 x 10'9 (3.43m x 3.28m)

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

Bedroom Three
8'2 x 6'3 (2.49m x 1.91m)

UPVC double glazed window, central heating radiator.

External

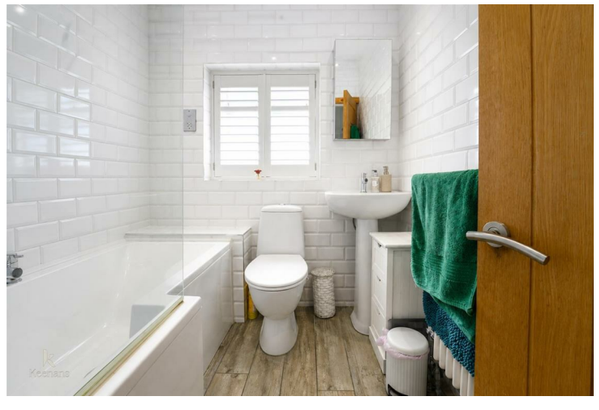
Front
Driveway for multiple vehicles.

Rear
Enclosed tiered garden, paved area, steps to laid to lawn garden with bedding areas, timber decking area.







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