



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Scholars Avenue, Salford, M6 8GB

### Offers Over £290,000

#### IMMACULATE SEMI DETACHED HOME

Located on Scholars Avenue in the vibrant area of Salford, this charming house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen seamlessly connects to a rear enclosed yard, which is designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

This property boasts three well-proportioned bedrooms, providing ample space for family or guests. The master bedroom is particularly noteworthy, featuring an ensuite bathroom that adds a touch of luxury and convenience to your daily routine. Additionally, a downstairs WC enhances the practicality of the home, making it suitable for families and visitors alike.

For those with vehicles, the property offers off-road parking for numerous vehicles, ensuring that you and your guests will always have a convenient place to park. This house is not just a home; it is a lifestyle choice, perfectly positioned to enjoy the best of Salford living. Whether you are a first-time buyer or looking for a family home, this property is sure to meet your needs and exceed your expectations.

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# Scholars Avenue, Salford, M6 8GB

## Offers Over £290,000

 3  2  1  B

- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Hall

4'4 x 4'1 (1.32m x 1.24m)

Composite double glazed frosted front door, central heating radiator, tiled effect flooring, doors leading to WC and reception room.

#### WC

4'8 x 4'1 (1.42m x 1.24m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled effect flooring.

#### Reception Room

13'6 x 11'1 (4.11m x 3.38m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring, doors to kitchen/dining area, understairs storage and stairs to first floor.

#### Kitchen/Dining Area

15'6 x 11'0 (4.72m x 3.35m)

Central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, tiled effect flooring and UPVC double glazed French doors and windows to rear.

### First Floor

#### Landing

7'7 x 6'8 (2.31m x 2.03m)

Loft access, wood effect flooring, doors leading to three bedrooms, bathroom and over stairs storage.

#### Bedroom One

10'8 x 8'2 (3.25m x 2.49m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

8'1 x 3'10 (2.46m x 1.17m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations and tiled flooring.

#### Bedroom Two

10'1 x 8'6 (3.07m x 2.59m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 6'1 (2.39m x 1.85m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower and rinse head, partially tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed garden with paving and bedding area.

#### Front

Tarmac driveway for two vehicles.



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