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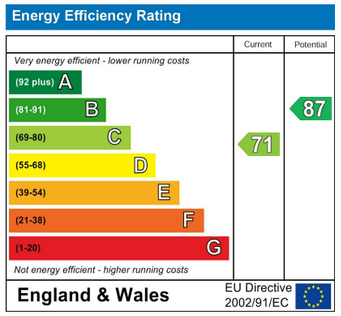

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Eastcombe Avenue, Salford, M7 3EA

Offers Over £200,000

IMMACULATE TWO BEDROOM HOME IN SALFORD

Situated on the charming Eastcombe Avenue in Salford, this delightful house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a generous reception room that flows effortlessly into a well-equipped kitchen, making it an ideal space for both relaxation and entertaining. The kitchen also features a convenient WC, adding to the practicality of the home.

Adjacent to the kitchen, the garden room provides a lovely setting for family meals and gatherings, with direct access to the rear yard, perfect for enjoying the outdoors or hosting summer barbecues.

The property boasts two well-proportioned bedrooms, each offering ample space for rest and relaxation. The well-appointed bathroom serves these bedrooms, ensuring that all your needs are met with ease.

Additionally, the house benefits from off-road parking, a valuable feature in this bustling area, providing both security and convenience for your vehicle.

Eastcombe Avenue, Salford, M7 3EA

Offers Over £200,000

2 1 2 C

- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Porch

4'1 x 2'11 (1.24m x 0.89m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, wood effect laminate flooring and hardwood single glazed door to reception room.

Reception Room

15'10 x 12'0 (4.83m x 3.66m)

UPVC double glazed window, central heating radiator, electric fire, wood effect laminate flooring, open to kitchen and stairs to first floor.

Kitchen

11'11 x 7'10 (3.63m x 2.39m)

UPVC double glazed window, central heating radiator, range of wall and base units with solid wood work surfaces, composite sink and drainer with high spout spring mixer tap, integrated oven with two ring gas hob, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring, doors to WC and garden room.

WC

4'6 x 2'0 (1.37m x 0.61m)

UPVC double glazed window, dual flush WC and sink unit with mixer tap, spotlights, tiled elevations and tiled effect flooring.

Garden Room

10'10 x 8'2 (3.30m x 2.49m)

Two Velux windows, upright central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed bi-folding door to rear.

First Floor

Landing

6'5 x 6'2 (1.96m x 1.88m)

Central heating radiator, smoke detector, wood effect laminate flooring, doors leading to two bedrooms and bathroom.

Bedroom One

11'11 x 7'11 (3.63m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

5'5 x 5'5 (1.65m x 1.65m)

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

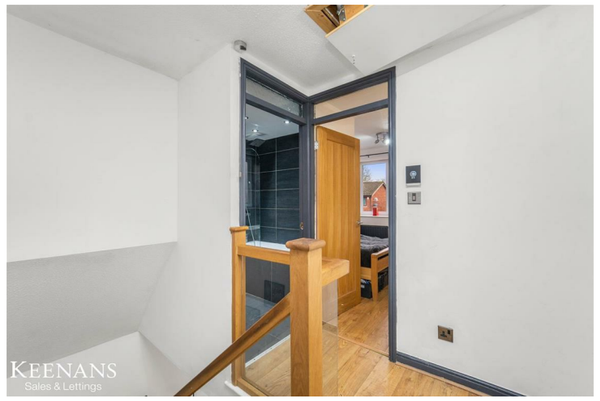
External

Rear

Enclosed garden with paved patio, artificial lawn, bedding and shed.

Front

Paving and tarmac driveway.



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