

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



**5 Hillside Avenue  
, Salford, M7 3QF**

**£1,200 Per Month**

Nestled in a tranquil cul-de-sac on Hillside Avenue, Salford, this charming three-bedroom semi-detached house, with off road parking is now available for rent through Murphy Waldron. This delightful property has been newly refurbished to a high standard, ensuring a fresh and modern living space for its future occupants.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, offering ample space for families or professionals seeking a comfortable home. The newly fitted bathroom is stylish and functional, designed to meet all your daily needs.

The heart of the home is undoubtedly the contemporary kitchen, which comes equipped with essential white goods, including a washer/dryer, dishwasher, hob, and oven. This well-appointed kitchen is ideal for those who enjoy cooking and entertaining.

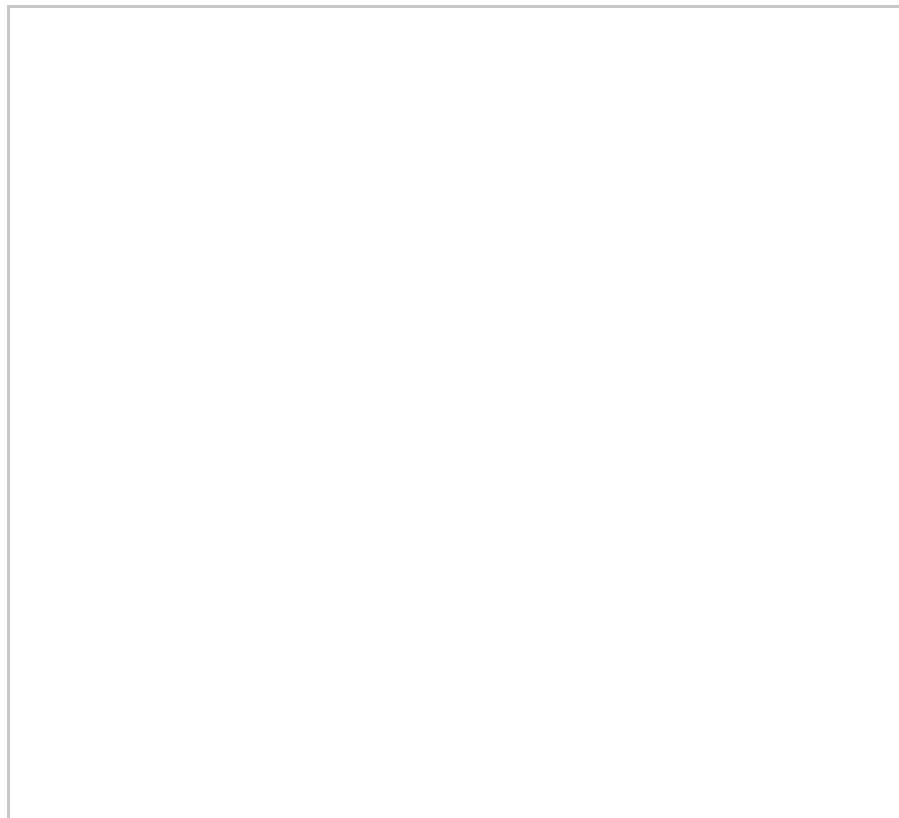
Outside, the property features a large enclosed garden, perfect for outdoor activities or simply enjoying the fresh air. The new fencing adds an extra layer of privacy and security, making it an ideal space for children or pets to play. Additionally, off-road parking for two vehicles ensures convenience and ease of access.

### **Viewing**

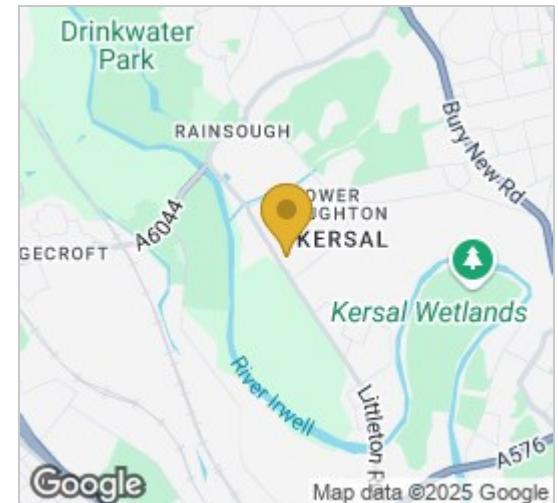
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



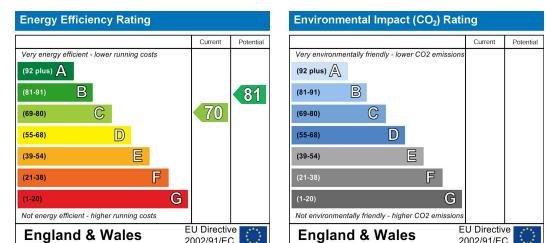
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199  
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA  
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS