

SALES - CONVENYANCING
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MORTGAGES



11 Edward Avenue Salford, Manchester, M6 8DA

Asking Price £260,000

Nestled in this charming neighbourhood of Salford, Manchester, this beautifully presented mid-terrace Edwardian house on Edward Avenue offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,231 square feet, this **FREEHOLD** property has undergone extensive refurbishment throughout, ensuring a fresh and inviting atmosphere for its new occupants.

The home boasts **THREE** generously sized double bedrooms, providing ample space for families or those seeking a comfortable living arrangement. The **TWO** reception rooms are ideal for entertaining guests or enjoying quiet evenings in, while the utility room adds practicality to daily life. The well-appointed kitchen is designed for both functionality and style, making meal preparation a pleasure.

Step outside to discover a charming yard garden, complete with storage, perfect for enjoying the outdoors or cultivating a small garden oasis. The new roof adds peace of mind, ensuring that this home is not only aesthetically pleasing but also structurally sound.

This property is ideally suited for first-time buyers looking to establish their roots in a vibrant community or for investors seeking a promising opportunity in the ever-growing Manchester market. With its blend of space, style, and location, Edward Avenue is a remarkable find that should not be missed.

All enquiries to: sales@murphy-waldron.com or 0161 787 9195

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.

- **FREEHOLD**
- **FULL REFURBISHMENT THROUGHOUT**
- **NEW ROOF**
- **THREE DOUBLE BEDROOMS**
- **UTILITY ROOM**
- **VACANT**



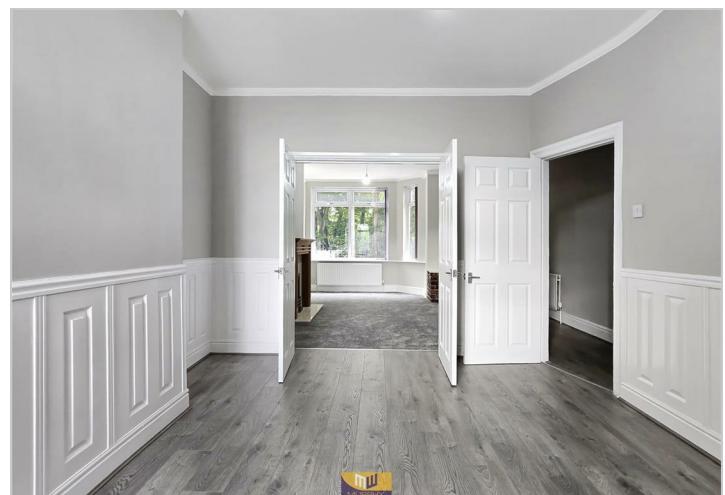
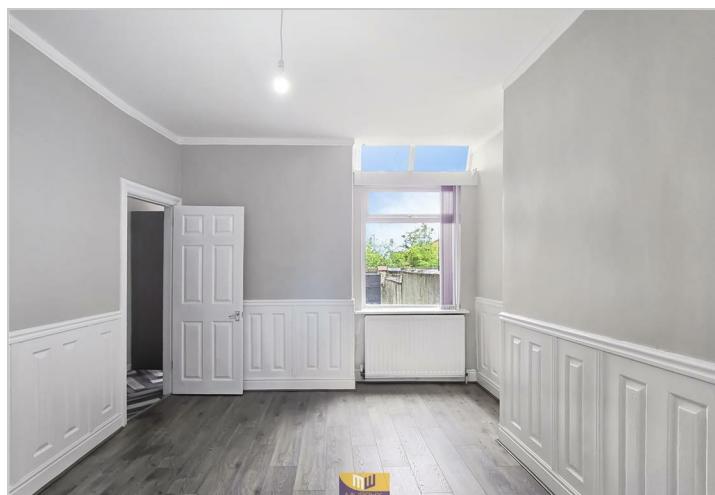
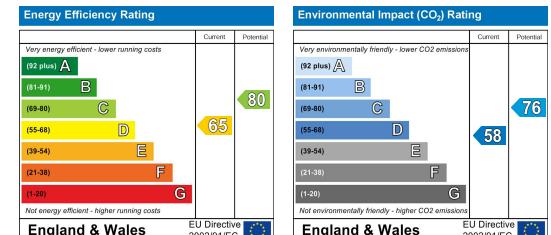
Floor Plan



Area Map



Energy Efficiency Graph



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