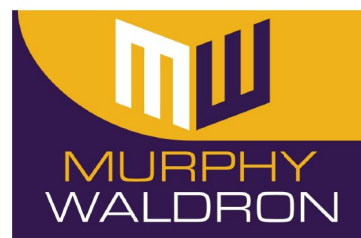


**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 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](mailto:sales@murphy-waldron.com) or 0161 787 9195

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

### 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.





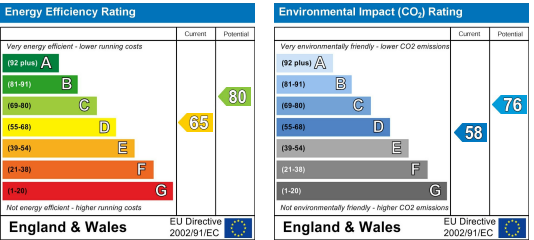
Floor Plan



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.

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