



Edward Avenue, Salford, M6 8DA

Offers in the Region Of £230,000

FOR SALE WITH NO ONWARD CHAIN! An extremely well presented, spacious 3 bedroom end terrace home with a gated driveway and a huge rear garden offering space to extend, located on Edward Avenue, close by to Salford Royal Hospital. Briefly comprises of the following, an entrance hallway, a spacious lounge with a feature inset fire and surround, a fully fitted kitchen with an arga style hob, grill, oven and a chrome extractor hood, and a very spacious garden to the rear with a large decking area and a grass lawn. To the upper floor you will find 2 double sized bedrooms and 1 single bedroom, and a superb almost brand new modern Family bathroom including a vanity basin, a toilet and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links, close by to the east lincs rd and tram stops into Manchester City Centre. Fitted with a security alarm. FREEHOLD PROPERTY. An EPC is ordered and will be live on the advert shortly.



ACCOMMODATION

Entrance Hallway 6' 5" x 9' 11" (1.96m x 3.02m)

A spacious entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 19' 0" x 11' 4" (5.8m x 3.45m)

A spacious lounge with a feature inset fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect, with a pair of double glazed french doors to the rear. Warmed by gas central heated radiators.

Kitchen 12' 8" x 12' 2" (3.85m x 3.7m)

A modern fully fitted kitchen with an arga style gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine and with space for a tall fridge freezer. A double glazed window and entrance door is fitted to the rear aspect.

Rear Garden

A very spacious rear garden that offers the option to extend the property. Comes with a large elevated decking area, grass lawn and a storage shed.

Upper floor landing 12' 6" x 12' 10" (3.8m x 3.91m)

The upper floor landing area. Decorated in neutral colours with a grey coloured carpet.

Family Bathroom 6' 6" x 6' 5" (1.97m x 1.95m)

A modern almost new Family bathroom, including a vanity basin, toilet and a walk in shower. Comes with tiled walls and flooring. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Master bedroom 9' 1" x 12' 0" (2.77m x 3.67m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 6" x 15' 3" (2.9m x 4.64m)

A second double sized bedroom to the rear aspect. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 6' 7" x 9' 1" (2.0m x 2.77m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

