



HILLS

***No onward chain* EXTENDED THREE BEDROOM FAMILY HOME** situated on a generous corner plot featuring **TWO RECEPTION ROOMS, EXTENDED KITCHEN, DETACHED GARAGE and OFF ROAD PARKING!** Ideally located, the property would make a terrific family home and is situated close to excellent transport links, well-kept public parks and well regarded local schooling. The property comes complete with an entrance porch, entrance hallway, two reception rooms and a fitted kitchen to the ground floor. With three bedrooms and fitted bathroom to the 1st floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has **OFF-ROAD PARKING** and a large detached garage. For more details or to book your viewing contact the office today!

**Gore Avenue
Salford, M5 5JN**

£220,000

**0161 7074900
sales@hills.agency**

Hall 9' 9" x 5' 10" (2.966m x 1.777m)

Wooden door to the front, carpeted flooring, ceiling light point, wall mounted.

Lounge 11' 2" x 13' 0" (3.396m x 3.950m)

Double glazed bay window to the front, gas fire with surround, carpeted flooring, ceiling light point, wall mounted radiator.

Dining Room 16' 8" x 13' 0" (5.078m x 3.950m)

Double glazed window to the rear, electric fire, carpeted flooring, two ceiling light points, wall mounted radiator

Kitchen 15' 11" x 6' 2" (4.855m x 1.889m)

Fitted with a range of wall and base units, contrasting work tops and integral sink and drainer unit. Space for cooker, fridge freezer and washing machine. Double glazed window to the rear, uPVC door to the side leading out to the rear, two ceiling light points, wall mounted radiator.

Landing

Carpeted flooring, double glazed window, ceiling light point.

Bedroom One 10' 5" x 13' 6" (3.176m x 4.114m)

Double glazed bay window, carpeted flooring, ceiling light point, wall mounted radiator.

Bedroom Two 10' 5" x 9' 1" (3.177m x 2.764m)

Double glazed windows to the rear, fitted wardrobes, carpeted flooring, ceiling light point, wall mounted radiator.

Bedroom Three 7' 10" x 6' 6" (2.386m x 1.972m)

Double glazed window to the front, carpeted flooring, ceiling light point, wall mounted radiator.

Bathroom 7' 1" x 5' 11" (2.155m x 1.808m)

Fitted with a three piece suite - W.C, hand wash basin and bath with shower overhead. Double glazed window, carpeted flooring, ceiling light point

Garage 16' 11" x 11' 3" (5.168m x 3.421m)

Two double glazed windows, garage door and car inspection pit.

Externally

The front of the property compromises of a brick built wall with a gate leading to front door and greenery area. The rear of the property compromises of a large lawn area with access to the garage.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)

 Gore Avenue SALFORD M5 5JN	Energy rating D	Valid until: 11 November 2031 Certificate number: 9380-2239-2190-2299-5121
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Property type

Semi-detached house

Total floor area

81 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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