



HILLS

Well-presented three bedroom semi-detached home which has been extended to the rear and boasts **THREE DOUBLE BEDROOMS**, A **LARGE 17FT KITCHEN DINER** and **OFF ROAD PARKING!** In excellent internal condition, this stunning family home is ideally situated close to excellent transport links, amenities and good local schooling. The property opens into a welcoming entrance hallway, 17ft lounge, study and spacious kitchen diner to the ground floor. With **THREE DOUBLE BEDROOMS** and a fitted bathroom to the 1st floor. The property comes fully double glazed and gas central heated. Externally the property benefits from off road parking for multiple cars to the front and a private and enclosed garden laid to lawn to the rear. If you are looking for a well-presented family home you can simply move into, your search may just be over!

**Avondale Drive
Salford, M6 7PD**

Offers in Excess of £260,000

**0161 7074900
sales@hills.agency**

Hallway

Ceiling light point, uVPC door to the front and wall mounted radiator.

Lounge 26' 3" x 10' 11" (8.01m x 3.33m)

Ceiling light point, double glazed window to the front and wall mounted radiator.

Kitchen/Diner 17' 11" x 7' 2" (5.46m x 2.19m)

Fitted with a range of wall and base units with integral sink and drainer unit. Space for oven and hob unit, fridge freezer, washing machine and dryer. Ceiling spot lights, double glazed window and patio doors to the rear.

Reception Two 7' 9" x 24' 2" (2.35m x 7.36m)

Ceiling spot lights, two double glazed window and wall mounted radiator.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 13' 3" x 8' 1" (4.05m x 2.47m)

Ceiling spot lights, double glazed window and wall mounted radiator.

Bedroom Two 10' 5" x 9' 3" (3.17m x 2.82m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Three 8' 11" x 8' 0" (2.71m x 2.43m)

Ceiling light point, double glazed window and wall mounted radiator.

Bathroom 6' 2" x 7' 7" (1.88m x 2.31m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with shower over. Tiled walls and two double glazed windows.

Externally

To the front of the property a block paved double front driveway with gated access to the rear of the property. To the rear a garden laid to lawn with a separate patio area all enclosed with wood panel fencing.



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)

AVONDALE DRIVE
SALFORD
M6 7PD

Energy rating
D

Valid until:
14 October 2030
Certificate
number:
2190-4630-9000-0199-5195

Property type
Semi-detached house

Total floor area
83 square metres

Rules on letting this property

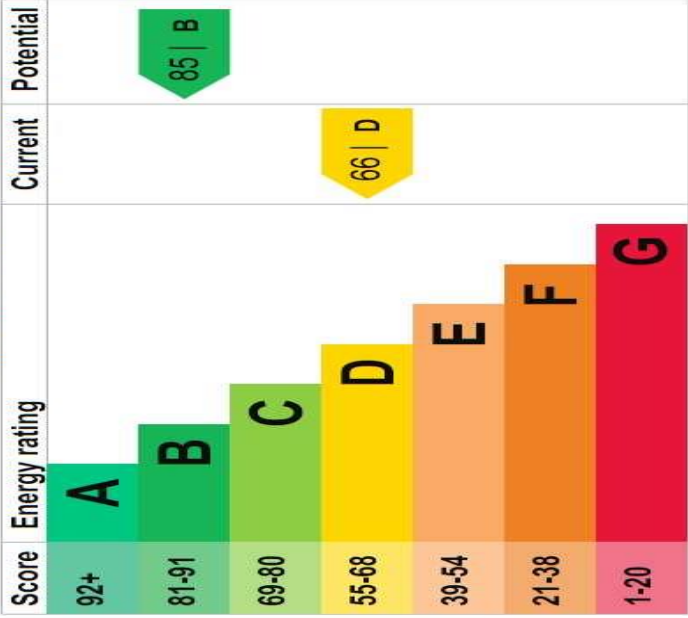
Properties can be rented if they have an energy rating from A to E.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good