



MODERN THREE BEDROOM TOWN HOUSE LOCATED ON THE OUTSKIRTS OF SALFORD QUAYS! Take a look at this SUPERB property which is split over three floors!! This well-presented home benefits from a SUN DRENCHED REAR GARDEN, GARAGE, THREE DOUBLE BEDROOMS, EN SUITE TO THE MASTER BEDROOM AND MUCH MORE!! Close to excellent transport links into Manchester City Centre. To the ground floor there is an entrance hall, w/c and a MODERN FITTED KITCHEN/ DINER and UTILITY ROOM. To the first floor there is a SPACIOUS LOUNGE/DINER, MODERN FAMILY BATHROOM and a double bedroom. To the third floor there another two double bedrooms, the master bedroom complete with en-suite and access to the GARDEN TERRACE. The property is gas central heated and double glazed throughout. This would be perfect for first time buyers and investors alike. Call the office to arrange YOUR viewing!

**Collingburn Avenue
Salford, M5 3GF**

Offers Over £250,000

**0161 7074900
sales@hillsresidential.co.uk**

Kitchen 8' 3" x 17' 10" (2.508m x 5.428m)

A range of wall and base units with complementary worktop surfaces, integrated sink and drainer unit and an integrated oven and hob. Double glazed windows, inset spotlights, tiled walls and laminate floors.

Utility Room 5' 11" x 5' 11" (1.805m x 1.809m)

A range of base units with complementary worktop surfaces with space for a washing machine. Ceiling light point, door leading to the rear, boiler and laminate floors.

WC 2' 9" x 7' 11" (0.829m x 2.406m)

Two piece suite comprising of a low level WC and hand wash basin. ceiling light point and tiled floors.

Landing

Double glazed window, ceiling light point and carpeted floors.

Lounge 9' 6" x 17' 10" (2.887m x 5.425m)

Two double glazed windows, two ceiling light points, wall mounted radiator and laminate floors.

Bedroom Two 9' 5" x 11' 5" (2.875m x 3.486m)

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

Bathroom 5' 11" x 7' 7" (1.791m x 2.309m)

Three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Double glazed window, inset spotlights, wall mounted towel radiator, tiled splashbacks and tiled floors.

Master Bedroom 9' 3" x 14' 9" (2.816m x 4.487m)

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors and door leading out to an outdoor balcony/terrace.

Ensuite 2' 8" x 8' 8" (0.807m x 2.650m)

Three piece suite comprising of a low level WC, hand wash basin and a shower cubicle. Ceiling light point, wall mounted radiator and tiled floors.

Bedroom Three 9' 0" x 12' 5" (2.753m x 3.791m)

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

Externally

To the rear is an enclosed garden terrace complete with decking, patio area and artificial grass.





