



HILLS

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME! This stunning FAMILY home has been renovated to a high standard in the last couple of years and comes complete with an AMAZING, WELL KEPT, LARGE GARDEN TO THE REAR! Located within WALKING DISTANCE TO SALFORD ROYAL HOSPITAL, close to good schooling, excellent transport links and well-kept local parks. This property is in move in condition and benefits from, a STUNNING FITTED KITCHEN, LARGE LOUNGE, DOWNSTAIRS W/C, UTILITY ROOM and THREE GREAT SIZED BEDROOMS! To the ground floor there is a welcoming hallway, the spacious lounge, modern fitted kitchen, downstairs w/c and the utility room. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS and a large fitted bathroom. The property is gas central heated and double glazed throughout. Externally to the front there is a laid to lawn garden whilst to the rear there is a HUGE sun drenched garden. NOT TO BE MISSED, Properties in this condition do not stick around, Call the office today to arrange your viewing!

**Fairhope Avenue
Salford, M6 8AD**

**Offers in Excess of
£200,000**

0161 7074900

Entrance Hallway

Ceiling light point, tiled floor and a uPVC door to the front.

Kitchen 15' 0" x 8' 10" (4.574m x 2.687m)

Fitted with a modern range of wall and base units with contrasting work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor. Built in microwave, dishwasher and fridge/freezer. Ceiling light point, wall mounted radiator and tiled floor. Double glazed window to the rear elevation. Inset spot lighting.

Lounge 17' 11" x 10' 0" (5.460m x 3.046m)

Two ceiling light points, double glazed windows to the front and rear elevations and two wall mounted radiators. Gas fire and laminate wood effect flooring.

W.C

Ceiling light point, double glazed window, low level W.C and a tiled floor.

Utility Room

Ceiling light point, tiled floor and space for a washing machine

Landing

Ceiling light point, double glazed window to the front elevation. Carpeted flooring.

Bedroom One 14' 10" x 8' 5" (4.520m x 2.559m)

Inset spot lighting, two double glazed windows to the rear and a wall mounted radiator. Fitted wardrobes.

Bedroom Two 13' 9" x 8' 10" (4.200m x 2.685m)

Inset spot lights, double glazed window to the front elevation and a wall mounted radiator. Fitted wardrobes. Carpeted flooring.

Bedroom Three 8' 9" x 8' 5" (2.674m x 2.559m)

Inset spots, ceiling light point and a wall mounted radiator. Double glazed window to the rear elevation. Fitted wardrobes and carpeted flooring.

Bathroom 8' 11" x 5' 5" (2.718m x 1.661m)

Fitted with a modern three piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window to the front elevation and a tiled floor.

Externally

Low maintenance garden to the front and a spacious, well-kept garden to the rear.



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.





