



REGISTERED OFFICE

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## Weedall Avenue, Salford, M5 3DG



**Offers over £80,000**

CLOSE TO SALFORD QUAYS / MEDIA CITY. We are delighted to offer for sale this 2 bedroom property sitting on a generous corner plot. Comprising of a spacious lounge area with double windows, leading through to the kitchen. Upstairs there are 2 bedrooms, bathroom and w/c. Externally there are mature gardens and a driveway to the front of the property with space for one car. Within walking distance to Media City and Salford Quays and extremely accessible to Manchester City Centre and the motorway network. Please call Barlow White on 01617880909 to arrange viewings or for more information.

**Living Room**  
**19'7 x 14'4 (5.97m x 4.37m)**



An L Shaped living area with power points, two radiators and two front facing windows. The living room also consists of a fireplace and has also been carpeted.

**Kitchen**  
**9'6 x 10'5 (2.90m x 3.18m)**



The Kitchen consists of floor standing and wall mounted maple coloured cupboards, vinyl floor, stainless steel sink and appliance space for cooker, washer and fridge freezer.

**Bathroom**  
**6' x 5'8 (1.83m x 1.73m)**



The Bathroom consists of a white bath with shower, sink pedestal, radiator and vinyl flooring with a rear facing window.

**WC**  
**2'9 x 6'1 (0.84m x 1.85m)**

WC consists of a white toilet with rear facing window.

**Bedroom One**  
**10' x 12'1 (3.05m x 3.68m)**

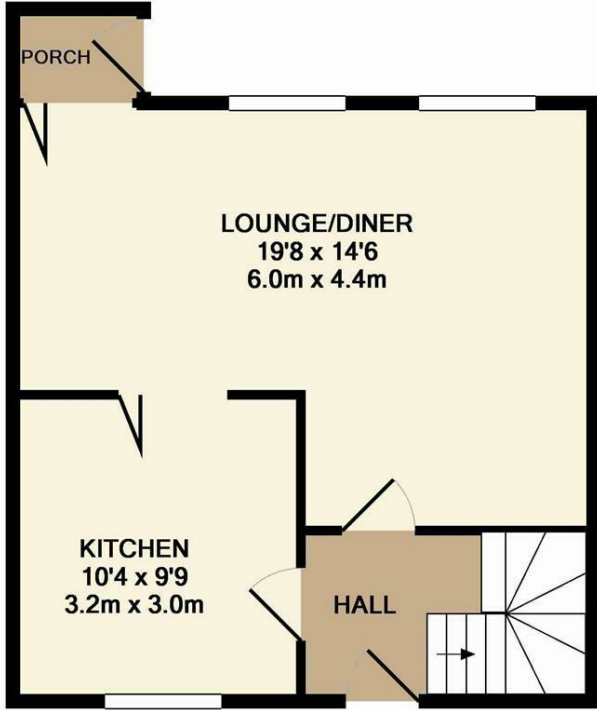


Bedroom one has a front facing window, power points and a radiator.

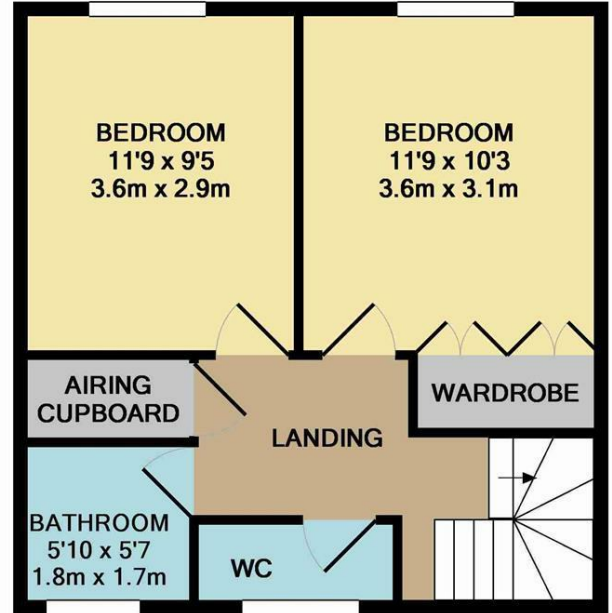
**Bedroom Two**  
**9'4 x 11'1 (2.84m x 3.38m)**



Bedroom Two has carpeted floor, front facing window with power points and a radiator.



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 SQ.M.)  
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