

## Bindloss Avenue, Manchester, M30 0DT



**Offers over £199,950**

**\*\*3 BED\*\* SEMI DETACHED\*\* NO CHAIN\*\***  
**DESIRABLE LOCATION\*\*** Barlow White are delighted to bring to the market this great family home. Downstairs features a spacious hallway, 2 reception rooms, a kitchen and conservatory, and a downstairs wc. Moving upstairs there are 3 bedrooms and a family bathroom. With access to the loft via a ladder on the landing. The property sits on a fantastic corner position. Externally there are front side and rear grassed and paved gardens and 2 driveways providing off road parking. The property benefits from Gas central heating and Upvc windows. In a great commuter location close to major motorways networks, a tram station and bus routes. The property is in close proximity to Salford Royal Hospital, Salford Quays, Media City, Manchester City Centre and the Trafford Centre. EPC: D. Please call Barlow White on 01617880909 or 01617880303 to arrange viewings or for more information.

**Hallway**  
**14'6 x 7,2 (4.42m x 2.13m,0.61m)**

A Upvc enclosed porch leads through to the hallway with power points, telephone point, double radiator and carpeted floors. A window, storage and access to the downstairs w/c with toilet, basin and window.

**Lounge**  
**13'2 x 11'3 (4.01m x 3.43m)**



With a front aspect window, gas fire, carpeted flooring, power points, Tv aerial and a double radiator.

**Dining Room**  
**12'2 x 11'4 (3.71m x 3.45m)**



A rear facing window, gas fire with marble hearth and mantle. carpeted flooring, power points, Tv aerial and double radiator.

**conservatory**

A brick built conservatory with wooden double glazed windows, double doors and fitted blinds. Power points and tiled flooring.

**Kitchen**  
**8'10 x 7'1 (2.69m x 2.16m)**



Cream floor standing and wall mounted units with a black work surface and a stainless steel sink and drainer. An integrated double electric oven with a silver extractor, gas hob, vinyl flooring, strip lighting and appliance space for a fridge/freezer and washing machine.

### **Bathroom**

**7'3 x 6'7 (2.21m x 2.01m)**



A three piece white bathroom suite comprising of bath with shower over, pedestal sink and w/c with silver fittings. A side facing window, towel radiator, tiled walls and vinyl flooring.

### **Bedroom One**

**15'11 x 9'1 (4.85m x 2.77m)**



With fitted wardrobes, coving, power points, telephone connection, radiator, front aspect window and carpeted flooring.

### **Bedroom Two**

**11'3 x 10'3 (3.43m x 3.12m)**



Rear facing window, carpeted flooring, power points and radiator.

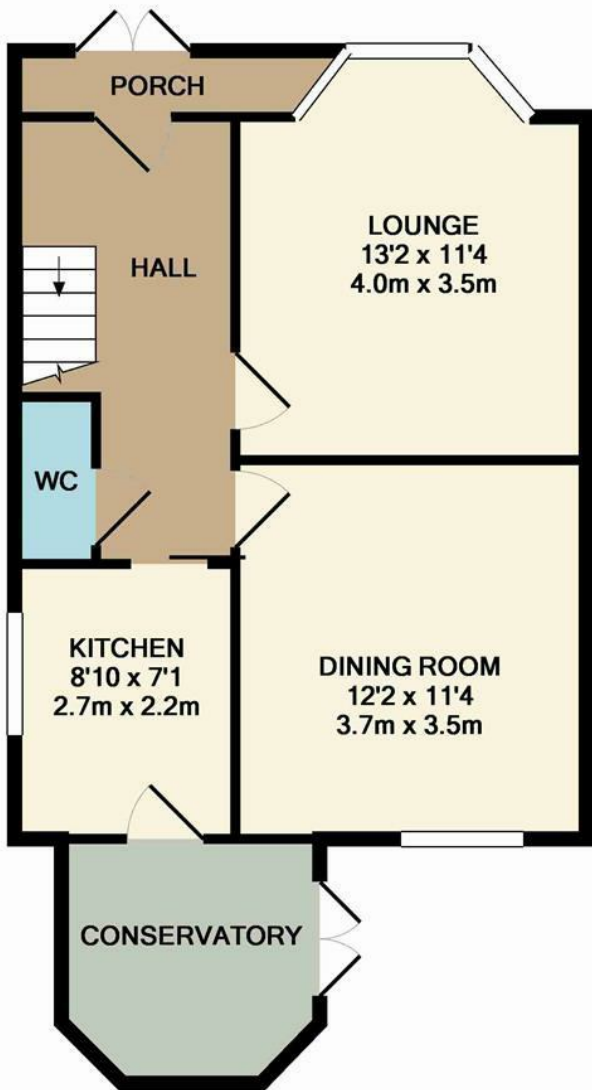
### **Bedroom Three**

**7'9 x 7'3 (2.36m x 2.21m)**

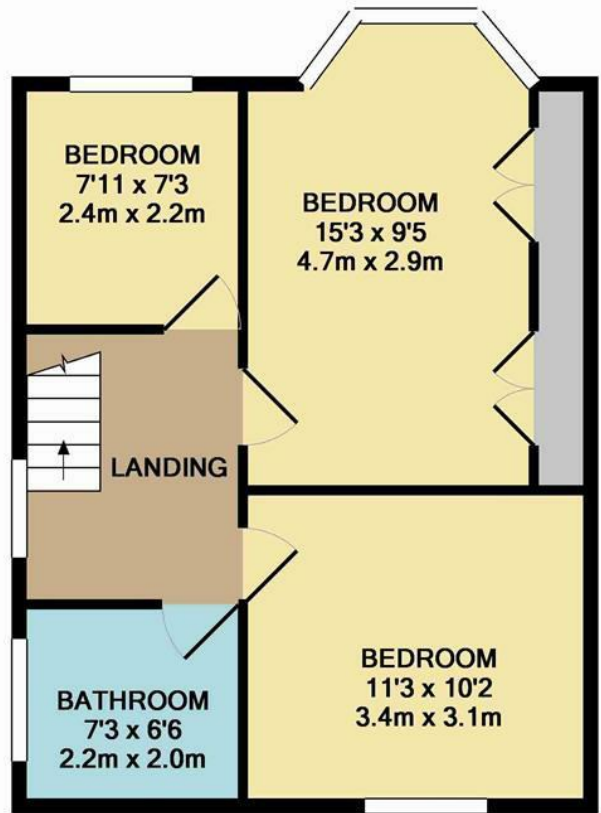


Front facing window, carpeted flooring, power points and radiator.

### **External**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 524 SQ.FT.  
 (48.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 441 SQ.FT.  
 (41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)  
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