

Shipley Avenue, Salford, M6 8BZ



£124,950

**** NO CHAIN ** GREAT LOCATION CLOSE TO SALFORD ROYAL HOSPITAL **** Barlow White are delighted to bring to the market this **THREE BEDROOM** property in a **GOOD COMMUTER LOCATION** offered with no chain, an ideal **INVESTMENT OR FIRST TIME BUY**. The property briefly comprises of an entrance hall with under stairs storage, an 18' **LOUNGE**, and L shaped **KITCHEN / DINER** with a **DOWNSTAIRS W / C** to the rear of the kitchen. Upstairs there are **THREE BEDROOMS**, two with fully **FITTED WARDROBES**, and a **FAMILY BATHROOM**. Externally there are **GARDENS** to the **FRONT, SIDE & REAR** of the property, fully enclosed with an established lawn and borders. This property is ideally located close to good transport links to Manchester City Centre, Salford Quays, Media City and within walking distance to Salford Royal Hospital. Viewing is highly recommended. For more information or to arrange a viewing please call Barlow White on 0161 788 0909

Entrance Hallway

Under stairs storage currently housing the boiler. Telephone and power points, wall mounted radiator, alarm panel and front aspect window.

Lounge

18'6 x 11' (5.64m x 3.35m)



Telephone and power points, Tv aerial and wall mounted radiator. Gas fire, carpeted flooring and dual aspect windows to both the front and rear.

Kitchen

12'4 x 12'1 (3.76m x 3.68m)



Floor standing and wall mounted blue units with a light cream work surface and a stainless steel sink and drainer. Dual aspect windows to the side and rear with a rear external door. An extractor, wall mounted radiator and a strip light in the ceiling. Appliance space for a cooker, washer and fridge / freezer. Carpeted flooring.

Bathroom

6'8 x 6'11 (2.03m x 2.11m)



A three piece white bathroom suite with chrome fixtures and fittings, comprising of bath with electric shower overhead, pedestal sink and w/c. Walls are partly tiled with carpeted flooring. A side facing window, wall mounted radiator and expelair.

Bedroom One

11'5 x 9'11 (3.48m x 3.02m)



A double room complete with fitted wardrobes. Power points, wall mounted radiator, front aspect window and carpeted flooring.

Bedroom Two

13'2 x 9'9 (4.01m x 2.97m)



A double room with a rear aspect window, power points, wall mounted radiator and carpeted flooring.

Bedroom Three

8'10 x 6'1 (2.69m x 1.85m)

With fitted wardrobes and vanity unit. Power points, wall mounted radiator a rear aspect window and carpeted flooring.

External



Gardens to the front, side and rear fully fenced with lawns and borders and a side access gate.

