

17 Eastcombe Avenue, Salford

Offers Over £270,000

Miller Metcalfe
Every step of the way

17 Eastcombe Avenue

Salford

* No Onward Chain - Early Viewing Strongly Advised *

Splendid Modern Style Semi-Detached Home, Wonderful Well Proportioned Living Space, Superb Block Paved Driveway Providing Ample Off Road Parking, Private Gardens to the Rear, Situated Within a Popular and Highly Convenient Cul-de-Sac Setting, No Chain Involved, Early Internal Inspection Essential.

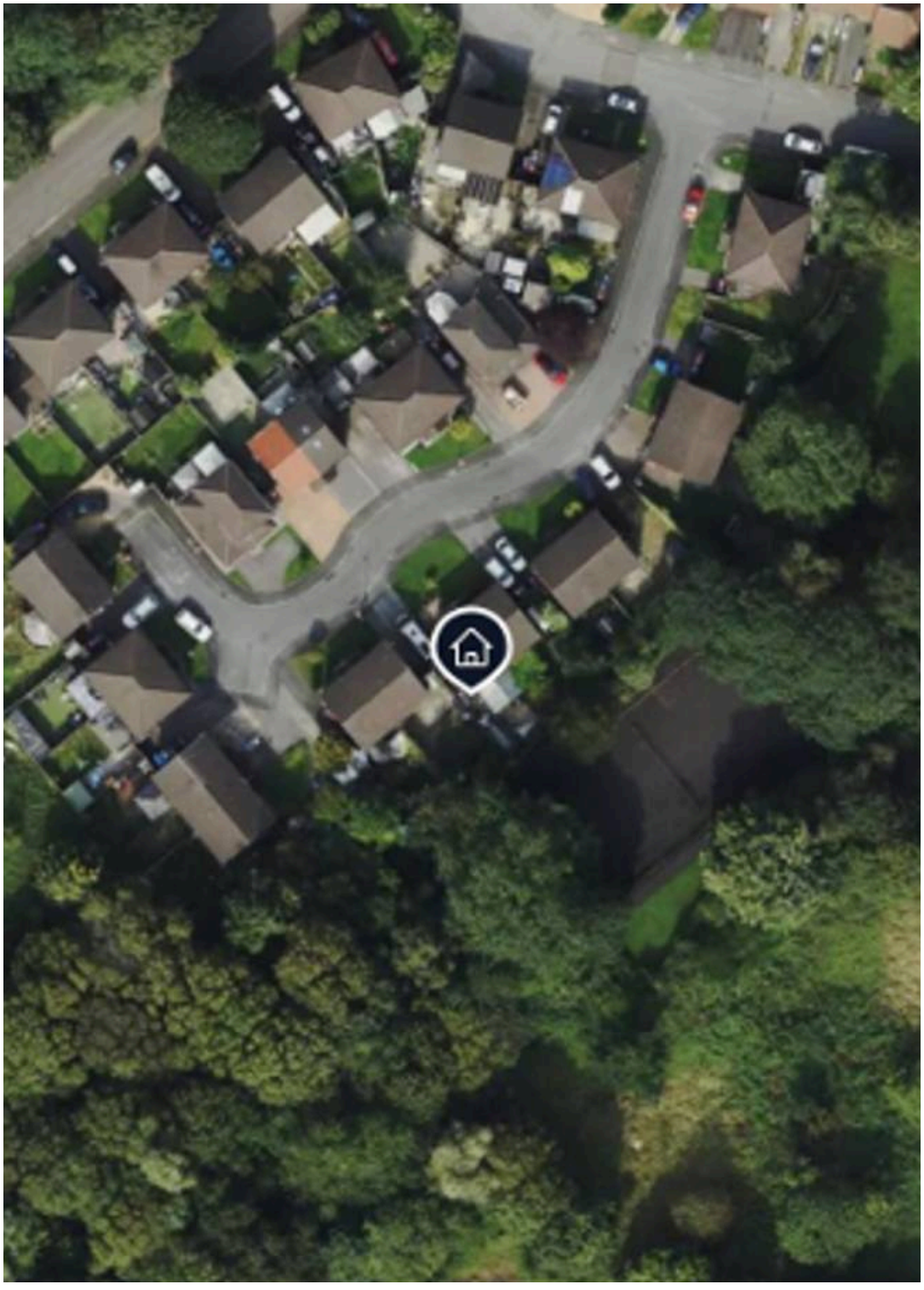
Situated within the popular area of Salford, this fabulous home offers well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The accommodation comprises an inviting entrance porch, generous lounge which is open plan to a dining area and a fitted kitchen and appliances, plus a substantial conservatory to the ground floor. On the first floor a landing, three bedrooms plus a modern three piece bathroom/wc completes the internal living space.

Outside the property has a recently fitted block paved driveway providing ample off road parking for several vehicles whilst the rear garden offers excellent space for children's play, relaxing and al-fresco entertaining, being private and not overlooked.

The location is within easy access to the many shops and amenities Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling as well as a variety of open green spaces including Kersal Wetlands, Riverside Park and Kersal Vale, with excellent leisure activities provided at Salford Sports Village which is within easy walking distance. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West.

Properties like this make an excellent first time or second time buy but also make excellent buy to let investments and rarely remain on the market for long. With the added benefit of No Chain, an early internal viewing is strongly advised to avoid disappointment.

* Please note that the property is Leasehold and the cost of this is charged quaterly. The service charge includes the use of local leisure centre (which includes the gym, pool, sauna, gardens, tennis, table tennis etc) as part of the cost. *









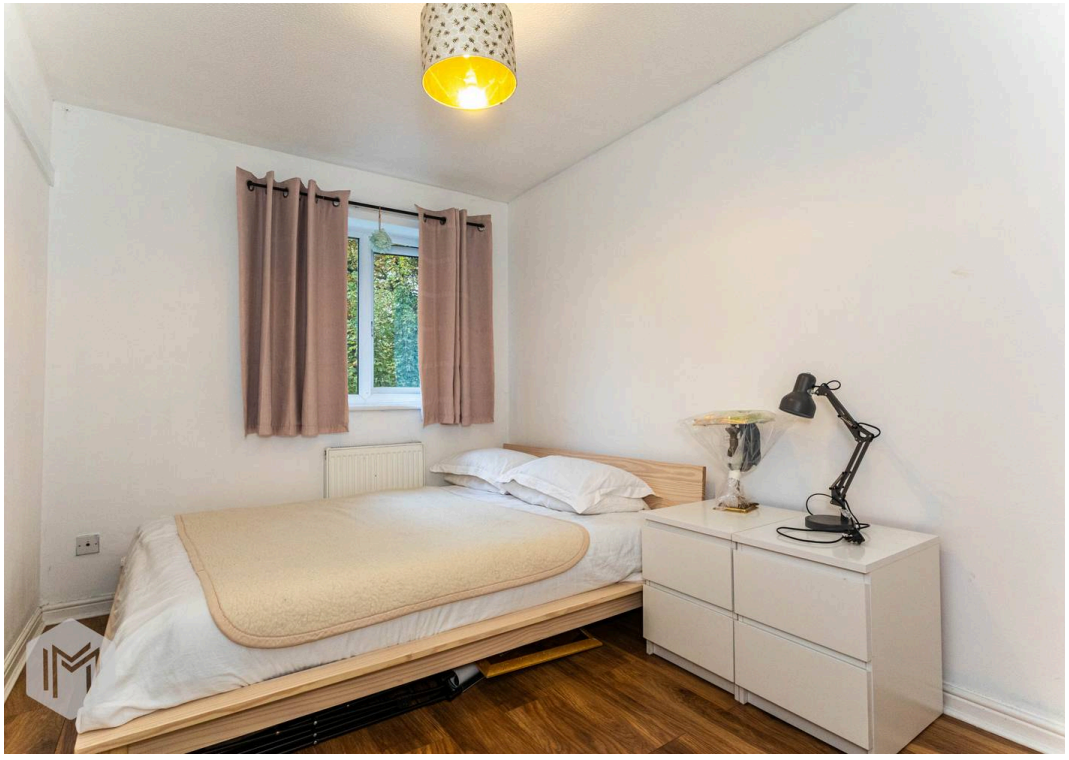






















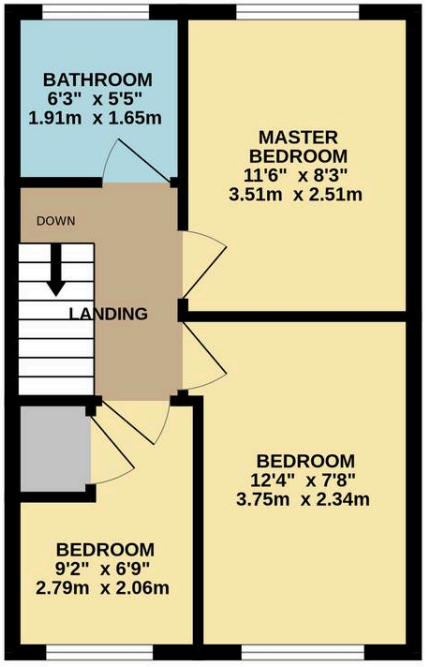




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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