

C&R

Commercial & Residential

Properties

Offers in excess of £250,000

Buckfield Avenue, Salford, M5 3HJ



 **3**

Bedrooms

 **1**

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are pleased to bring to the market this spacious, three bedroom semi detached home. The property sits on a generous size plot with potential to extend to the side and rear (Subject to successful planning). The property is well located for Salford Quays, primary and secondary schools and is within close proximity to Salford Quays, Media City UK and Manchester City Centre.

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In brief the property comprises of an entrance hallway, spacious living room with laminate flooring and storage cupboard, the dining/kitchen has a range of fitted base and wall units, sliding patio doors provide access to a spacious, enclosed south east facing rear garden which attracts sun throughout most of the day. To the first floor are three bedrooms, two of which are double bedrooms and a three piece family bathroom suite. Externally there is a good size front garden with driveway area to the front which leads to a double gated access to the private enclosed rear garden. The private rear garden is laid to lawn and also provides one further private parking space.

Buckfield Avenue is located between both Salford Quays and Manchester City Centre. The Quays are approximately 500 - 750 metres away from the property where you will find Salford Watersports centre, The Lowry Outlet Mall and the Lowry Theatre. Across from The Quays is Media City home to the BBC North and a selection of further stores and high end bars and restaurants.

Hallway

Ceiling light point, wall-mounted radiator, carpeted flooring and UPVC double glazed window to side aspect.

Lounge *3.50m x 3.90m (11.48ft x 12.80ft)*

Spacious lounge comprising of double glazed window to the front elevation, ceiling light point, radiator and power points. Laminate flooring and access to understairs storage area.

Dining Kitchen *4.50m x 2.50m (14.76ft x 8.20ft)*

Bright and spacious dining kitchen fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit, gas hob and oven. Space for fridge/freezer and washing machine. Double glazed window and patio doors leading to a spacious south east facing garden. Ceiling spot lights, power point. Part lino part laminate flooring.

Landing

Ceiling light point, double glazed window to side elevation, providing access to all rooms, over stairs storage.

Master Bedroom *3.30m x 2.50m (10.83ft x 8.20ft)*

Spacious double bedroom comprising of double-glazed window to the front elevation, ceiling light point, power point, wall mounted radiator and carpet flooring.

Bedroom Two *3.10m x 2.30m (10.17ft x 7.55ft)*

Spacious double bedroom comprising of double-glazed window to the rear aspect, ceiling light point, power point, wall mounted radiator and carpet flooring.

Bedroom Three *2.06m x 2.11m (6.76ft x 6.92ft)*

Single bedroom comprising of Double-glazed window to the rear, ceiling light point, power point, wall mounted radiator and carpet floors.

Bathroom *2.00m x 2.00m (6.56ft x 6.56ft)*

Fitted with a three-piece suite comprising of low-level WC, hand wash basin, bath and overhead shower. Double glazed window to the front, ceiling light point, tiled walls and carpet floor.

Rear Garden *11.15m x 7.52m (36.58ft x 24.67ft)*

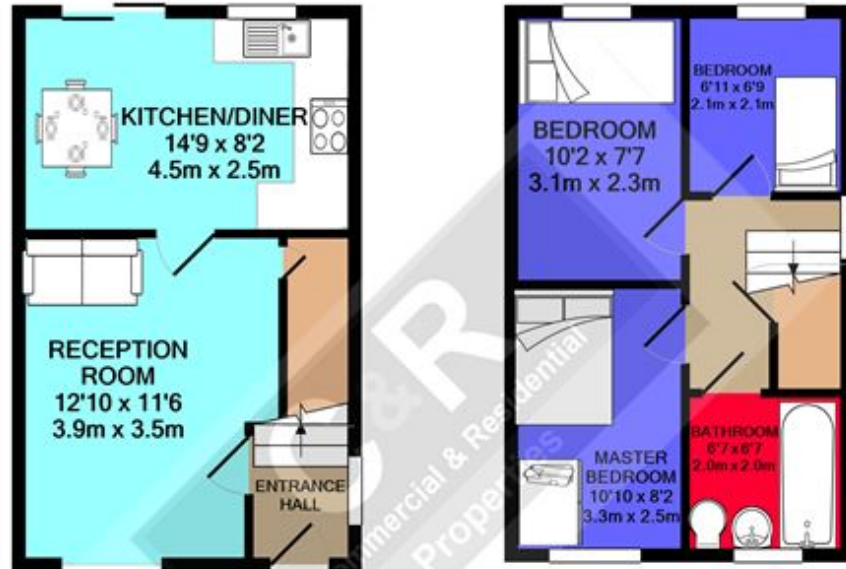
To the rear is a large south east facing garden which is part paved and part laid to lawn. There is also a private parking space for one car access via the double gates to the side of the house.

Font Garden *4.65m x 7.64m (15.26ft x 25.07ft)*

Mainly laid to lawn fornt garden and off road parking for multiple cars set behind a low lying brick built wall and double gates.

Driveway *3.33m x 2.77m (10.93ft x 9.09ft)*

Driveway for mutiple behicles leading to double gate.



GROUND FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

C & R PROPERTIES
TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

