hyde
Estate & Letting Agents

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13 Priory Avenue, Salford
Greater Manchester M7 2HA

Asking Price £350,000

Hyde Estates are delighted to offer this period three bedroomed terrace for sale. Offering a perfect blend of original character charm and modern living the property is complete with mature gardens to the front and rear and offered with no onward chain. An early viewing is highly recommended!

Located off Great Clowes Street, Priory Avenue is a quiet cul-de-sac within a conservation area, conveniently located close to both Salford and Manchester City Centre, making it an excellent choice for those who appreciate the vibrancy of city life while enjoying the tranquillity of a residential neighbourhood.

Briefly comprises; two spacious reception rooms boasting original features, modern eat in kitchen with garden access, three well-proportioned double bedrooms and a family bathroom.

Accommodation

Comprising; entrance hallway with stairs to the first floor, the original flooring continues into the bay fronted lounge which boasts an original fireplace with tiled insert, fitted bookcases, coving and picture rails. In keeping with the period of the property, the separate dining room contains similar character features and opens to an inner hallway with original cabinetry. Accessed from the hallway is the utility room, with countertop, plumbing for a washing machine and small window. The spacious, dual aspect, eat in kitchen is fitted with a range of base units with hardwood countertop and tiled splashbacks, inset farmhouse sink with mixer tap and integral oven with gas hob and extractor. Complete with hardwood flooring, Velux window, double doors to the rear garden and space for freestanding fridge/freezer and family sized dining suite. From the first floor landing is the front facing primary double bedroom which again embodies the period of the property and two further double rooms with rear facing green aspects. The family bathroom is fitted with a three piece, white suite of; wc, washbasin and bath with mixer shower attachment. Tiled splashbacks and frosted window.

Room Measurements

Entrance hall
Lounge: 15’11” x 11’5” measured into bay window
Dining room: 12’8” x 11’11”
Eat in kitchen: 20’6” x 9’5”
Utility Room: 6’6” x 2’9”
Bedroom 1: 15’2" x 12’
Bedroom 2: 12’11” x 9’8”
Bedroom 3: 10’5” x 9’11”
Bathroom: 6’8” x 5’3”

Gardens

Front steps open to a loose stone front garden with hedged borders. To the rear of the property is a mature garden, well stocked with shrubbery, planting and trees. A loose stone area provides the perfect spot for a table and chairs for alfresco dining. To the back of the property is a gated rear alley ensuring both privacy and security.

Additional Information

The property is serviced by a wall mounted combi boiler and is fully double glazed, most units have hardwood frames whilst more recent units are uPVC. The property features a security alarm and a partially boarded loft for storage, accessed via a drop down ladder.

Tenure

We understand from the vendor that the property is Leasehold subject to a 895 year lease which commenced in March 1905, with an annual ground rent of £10.

Council Tax

Salford City Council, Band B.

Fixtures & Fittings

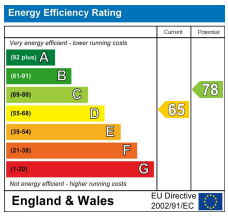
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

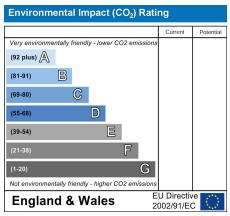
Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property’s condition and suitability for their specific requirements.





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