



Yale

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# 14 Church Avenue, Salford, M6 5RB

Jordan Fishwick are pleased to offer for sale this beautifully Victorian terrace located on Church Avenue in Salford, just a short stroll from Langworthy Park. The house is well presented throughout and benefits from a cellar, perfect for home gym, office, or storage. In brief, the houses comprises of: entrance hall, seperate living room and dining room with original wooden flooring, updated kitchen leading to rear yard. To the first floor, three bedrooms and family bathroom. NO ONWARD CHAIN.

## Price £230,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Radiator. Ceiling light.

### Living Room

15'0" x 9'2"

Wooden flooring. Radiator. Ceiling light. Fireplace.

### Dining Room

13'5" x 11'3"

Wooden flooring. Radiator. Ceiling light. Telephone point.

### Kitchen

14'4" x 8'11"

Range of wall and base units with worktops over. Sink with mixer tap. Gas with 5 ring hob and extractor over. Cooker.

Freestanding fridge/freezer. Integrated dishwasher. Ceiling light. TV point. Radiator. Access to yard.

### Bedroom One

12'6" x 12'3"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobe.

### Bedroom Two

13'4" x 8'9"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobe.

### Bedroom Three

7'9" x 6'10"

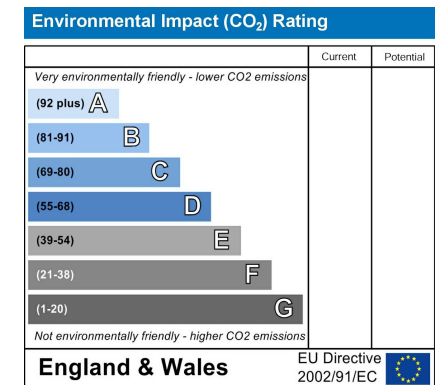
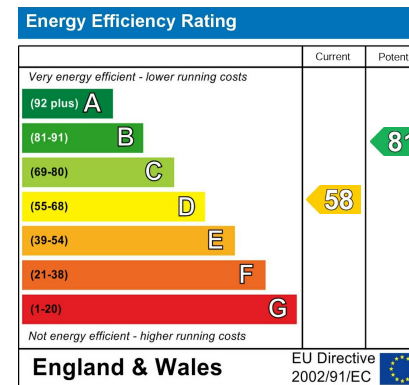
Fitted carpet. Radiator. Ceiling light.

## Bathroom

Low level W/C. Sink with mixer tap. Bath with rainhead shower over. Spotlights. Radiator.

## Externally

Cellar. On street parking to front.









CHURCH AVENUE, SALFORD, MANCHESTER, M6 5RB

Measurements are approximate. Not to scale. Illustrative purposes only  
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