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# 27 Windmill Avenue, Salford, M5 3NF

Welcome to Windmill Avenue, Salford - a charming location close to the heart of Manchester.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two comfortable bedrooms, ideal for a small family or those in need of a guest room or home office space. Built in 1996, this home combines the allure of a well-established property with the benefits of modern construction. Its location near central Manchester provides easy access to all the amenities and attractions the city has to offer. Don't miss out on the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the comfort and convenience Windmill Avenue has to offer. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out. No onward chain.

## Price £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

#### Living Room

13'1" x 12'11"

Laminate flooring. TV and telephone points. Ceiling light.

#### Kitchen/Diner

12'10" x 8'0"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer and washing machine. Sliding patio doors to rear garden.

#### Bedroom One

12'11" x 11'7"

Fitted carpet. Ceiling light. Radiator. Cupboard.

#### Bedroom Two

11'7" x 7'3"

Fitted carpet. Ceiling light. Radiator.

#### Bathroom

Bath with electric shower over. Sink with two tap holes. Low level W/C. Window.

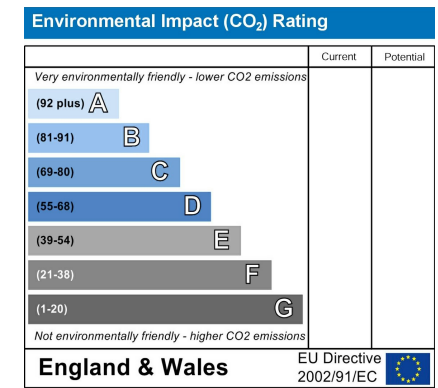
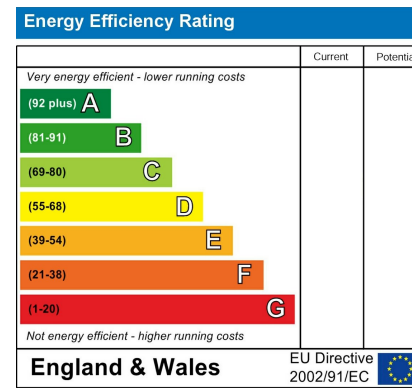
#### Externally

Front and rear gardens. Driveway for 2 cars.

#### Additional Information

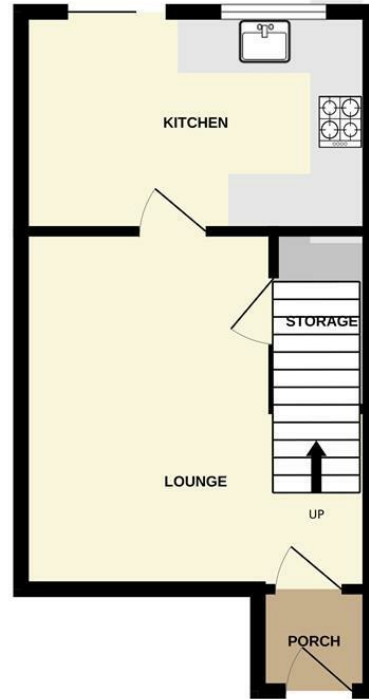
Lease - 999 years from 1 January 1995

Ground rent - £50 per annum





GROUND FLOOR



1ST FLOOR



WINDMILL AVENUE, SALFORD, M5 3NF

Measurements are approximate. Not to scale. Illustrative purposes only.  
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