



HILLS

Stop and take a look at this **SPACIOUS THREE BEDROOM** family home that features a **STUNNING FITTED KITCHEN**, **MODERN BATHROOM** and a **SUNDRENCHED REAR GARDEN**! Ideally situated the property is located close to Salford Quays, MediaCityUK and excellent transport links, with direct access into Manchester City Centre and Salford University.. The property opens into a welcoming entrance hallway, **MODERN FITTED KITCHEN** with a family sized lounge that opens onto the rear garden completes the ground floor accommodation. To the 1st floor there are **THREE BEDROOMS** and a modern fitted bathroom. Fully double glazed and gas central heated. Externally the property has ample communal parking to the front and a low maintenance, sun drenched garden to the rear which is larger than the average. This property would make a terrific first home or potential investment. Contact the office for more details or to arrange your viewing!

**Port Soderick Avenue
Salford, M5 4HW**

Offers in the Region Of £230,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

uPVC door to the front, storage cupboard, laminate flooring, wall mounted radiator and ceiling light point.

Kitchen 7' 1" x 10' 1" (2.16m x 3.08m)

Fitted with a range of wall and base units, contrasting worktops with sink and drainer. Integrated oven, hob and extractor. Space for fridge freezer and washer. Double glazed window, tiled flooring, wall mounted radiator and ceiling light point.

Lounge/Diner 12' 3" x 19' 8" (3.73m x 5.99m)

uPVC door leading to the rear, two double glazed windows, laminate flooring, two wall mounted radiators and two ceiling light points.

First Floor Landing

Access to all upstairs rooms, ceiling light point.

W.C

Fitted with a W.C. Double glazed window, lino flooring, wall mounted radiator and ceiling light point

Bathroom 5' 9" x 5' 10" (1.74m x 1.79m)

Fitted with a two piece suite - hand wash basin and bath with overhead shower. Lino flooring, double glazed window and ceiling light point

Bedroom One 12' 5" x 8' 8" (3.79m x 2.65m)

Laminate flooring, double glazed window, ceiling light point and wall mounted radiator.

Bedroom Two 12' 2" x 4' 9" (3.72m x 1.45m)

Laminate flooring, double glazed window, wall mounted radiator and ceiling light point.

Bedroom Three 5' 9" x 15' 0" (1.76m x 4.57m)

Laminate flooring, double glazed window, wall mounted radiator and ceiling light point

Externally

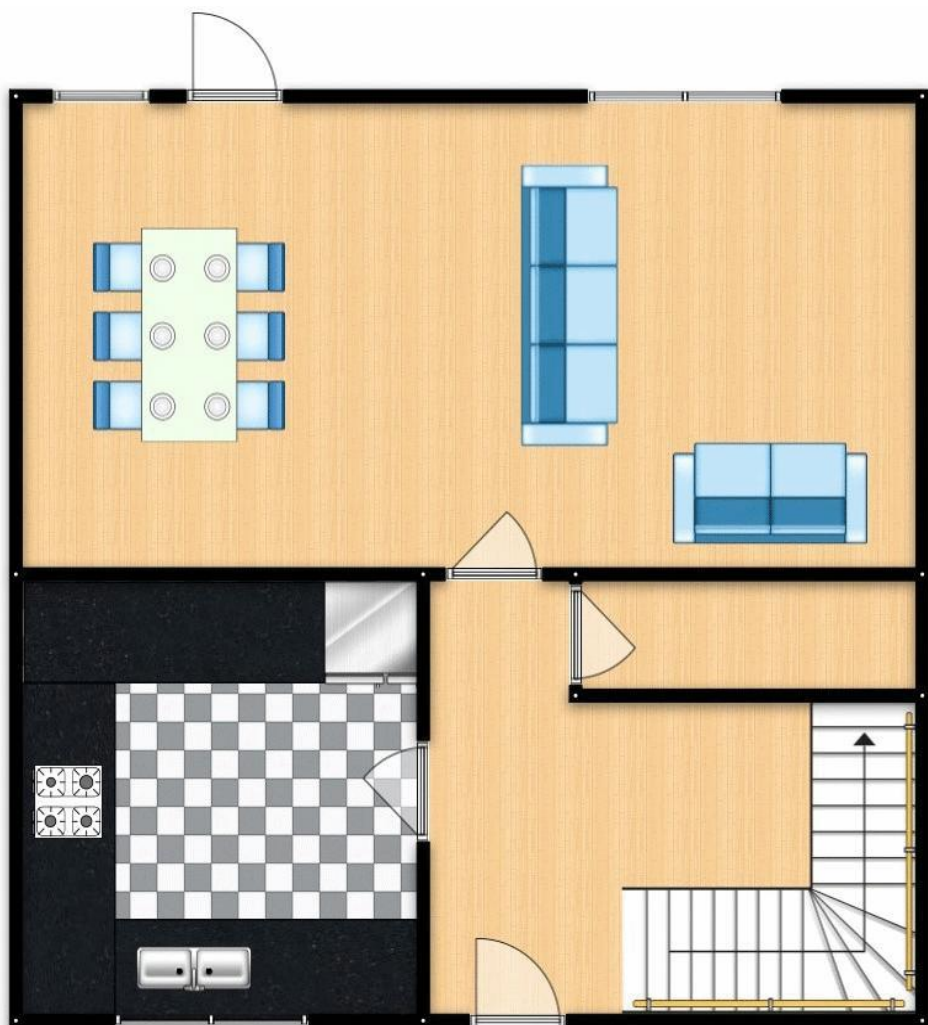
The front of the property comprises of a small yard, enclosed with metal gates. The rear of the property comprises of a large decked area, enclosed with a wooden fence.




MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)

 Port Soderick Avenue SALFORD M5 4HW	Energy rating E	Valid until: 2 November 2026 Certificate number: 9745-2887-7899-9206-7465
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Property type

Semi-detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)