



5 MINUTE WALK TO MANCHESTER CITY CENTRE, OFF ROAD PARKING FOR MULTIPLE CARS, SPACIOUS ROOMS THROUGHOUT and NO CHAIN! Ideally located on a quiet pedestrianised street is this TWO DOUBLE BEDROOM terrace that would make an ideal home or potential investment. The property benefits from a spacious lounge, fitted kitchen/diner and modern fitted bathroom to the ground floor. With two double bedrooms to the first floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has a large rear garden with off road parking. Early viewing is advised as houses this close to Manchester with no chain rarely come up for sale, book your viewing by calling the office today!

Evans Street
Salford, M3 7GE

Offers in Excess of £240,000

0161 7074900
sales@hills.agency

Lounge 12' 2" x 12' 2" (3.7m x 3.7m)

Ceiling light point, double glazed window to the front and wall mounted radiator.

Kitchen 12' 2" x 11' 10" (3.7m x 3.6m)

Fitted with a range of wall and base units and integral sink and drainer unit. Integrated oven and hob unit with space for fridge-freezer and washing machine. Ceiling light point, double glazed window. and under stairs storage.

Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with shower over. Ceiling light point and double glazed window.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 2" x 12' 2" (3.7m x 3.7m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Two 11' 10" x 9' 2" (3.6m x 2.8m)

Ceiling light point, double glazed window and wall mounted radiator. Loft access with pull down ladder.

Externally

To the rear is a large courtyard that benefits from the sun.



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.



