



HILLS

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.





