



HILLS

**** NO VENDOR CHAIN **** SPACIOUS PERIOD THREE BEDROOM PROPERTY which is situated on the popular Cholmondeley Road! The property boasts ORIGINAL FEATURES THROUGHOUT and benefits from TWO RECEPTION ROOMS, KITCHEN/DINING AREA, SOUTH FACING LOW MAINTENANCE GARDEN AND POTENTIAL FOR OFF ROAD PARKING. Ideally located close to Salford Royal Hospital, Light Oaks Park and excellent transport links into Salford Quays/Media City and Manchester City Centre. To the ground floor there is an entrance porch, large and welcoming hallway, bay-fronted lounge, dining room and a SPACIOUS FITTED KITCHEN DINER. To the first floor there are THREE DOUBLE BEDROOMS and a FITTED THREE PIECE FITTED BATHROOM. The property is gas central heated and double glazed throughout. Worth noting, the loft is fully boarded offering excellent storage and further development potential. Externally to the front is a low maintenance paved garden and to the rear is a well-kept private garden with the potential for off road parking. Call the office today to arrange your viewing!

Cholmondeley Road
Salford, M6 8NH

Offers in the Region Of £230,000

0161 7074900
sales@hills.agency

Hall 12' 0" x 5' 2" (3.657m x 1.581m)

A spacious and welcoming entrance hallway complete with a UPVC door to the front and ceiling light point.

Lounge 15' 1" x 11' 6" (4.595m x 3.511m)

Double glazed window to the front, ceiling light point, wall mounted radiator, electric fire and original stripped wood floors. Coving to the ceiling and a picture rail. Folding doors open into the dining room.

Dining Room 11' 11" x 9' 3" (3.642m x 2.813m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Original stripped wood flooring and folding doors open into the family lounge.

Kitchen 19' 1" x 9' 3" (5.821m x 2.821m)

Measuring over 19ft in length the kitchen is fitted with a range of wall and base units with complementary roll edge work surfaces and an integral sink and drainer unit. Built in oven/hob and extractor. Space for a fridge/freezer, washing machine and dryer. Double glazed window to the rear rear and single glazed window to the side. Ceiling light point and lino floor.

First Floor Landing

Ceiling light point and access to all rooms

Bedroom One 14' 11" x 11' 9" (4.542m x 3.589m)

Two double glazed window, ceiling light point, wall mounted radiator and carpeted floor.

Bedroom Two 11' 11" x 9' 8" (3.626m x 2.934m)

Double glazed window to the rear, wall mounted radiator and laminate floor.

Bedroom Three 10' 9" x 9' 5" (3.279m x 2.864m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and carpeted floor.

Bathroom 8' 11" x 8' 0" (2.730m x 2.447m)

Fitted with a new three piece white suite including a panelled, low level W.C and a pedestal hand wash basin. Double glazed window, half tiled wall and lino floor. Inset spot lights to the ceiling.

Externally

To the front of the property is a low maintenance flagged yard set behind a low lying brick built wall. To the rear is an enclosed low maintenance courtyard garden complete with access to an attached outhouse/shed and double gates that offer the potential for off-road parking.



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.





Cholmondeley Road
SALFORD
M16 8NH

Energy rating

E

Valid until
7 June 2026

Certificate number
02888-6075-7226-4256-2974

Property type

end-terrace house

Total floor area

103 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](#).

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](#).

