



HILLS

**** NO VENDOR CHAIN **** Take a look at this **SPACIOUS THREE BEDROOM END TERRACE HOME!** Ideally located close to Salford University, Manchester City Centre and excellent transport links. Benefiting from **TWO RECEPTION ROOMS, A LARGE LOFT SPACE** (offering the potential for further development) , **A MODERN FITTED KITCHEN** and **UTILITY SPACE**. The property comprises of a spacious lounge, dining room, a modern fitted kitchen and utility space to the ground floor, with three well-proportioned bedrooms and a fitted bathroom to the first floor! In addition this property has a great loft space which could be further developed or used as storage. The property is gas central heated & mainly double glazed throughout. Externally to the front is a paved garden, whilst to the rear is an enclosed yard. This would be perfect for first time buyers and investors alike. Early viewings highly recommended!

**Gerald Road
Salford, M6 6BF**

**Offers in the Region
Of £160,000**

0161 7074900

Porch

UPVC front door

Lounge 14' 2" x 11' 1" (4.32m x 3.37m)

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

Dining area 11' 3" x 13' 4" (3.42m x 4.07m)

Ceiling light point, window to the rear, wall mounted radiator and laminate flooring.

Kitchen 7' 5" x 11' 7" (2.25m x 3.53m)

Ceiling light point, double glazed window to the side, wall and base units and space for a cooker and fridge freezer.

Bathroom 5' 6" x 6' 10" (1.67m x 2.08m)

Ceiling light point, double glazed window to the side, wall mounted radiator, toilet, sink & bath with shower over.

Bedroom 1 14' 4" x 8' 9" (4.36m x 2.67m)

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

Bedroom 2 10' 6" x 8' 9" (3.2m x 2.67m)

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

Bedroom 3 11' 0" x 5' 1" (3.35m x 1.54m)

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

Landing

Ceiling light point & loft hatch with drop down ladders.



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.





