



THE FIRST TO SEE THIS HOUSE WILL BUY IT!! PICK YOUR BAGS UP AND MOVE IN to this THREE BEDROOM SEMI DETACHED HOME, The property is a credit to the current owners, who have lovingly and carefully undertaken a significant programme of works that must be viewed to be fully appreciated! The property benefits a MODERN FITTED KITCHEN, MODERN BATHROOM, OFF ROAD PARKING and A GREAT SIZE REAR GARDEN! To the ground floor there is a welcoming hallway leading to a SPACIOUS LOUNGE and STUNNING fitted kitchen/diner. To the first floor there are THREE BEDROOMS and a large BATHROOM. The property is gas central heated & double glazed throughout. Externally to the FRONT there is a driveway for MULTIPLE CARS and LARGE SUN DRENCHED GARDEN to the rear with a view of the fields! The property is ideally situated within WALKING DISTANCE TO SALFORD ROYAL HOSPITAL and close to excellent transport links into Salford Quays, MediaCityUK and Manchester City Centre. Early viewing will be essential as properties in this condition rarely come available.... CALL NOW to arrange YOUR viewing

**Meadowgate Road  
Salford, M6 8DG**

**Offers Over £170,000**

**0161 7074900  
sales@hillsresidential.co.uk**

**Lounge** 15' 0" x 12' 0" (4.575m x 3.655m)

Patio doors to the rear, two ceiling light points, wall mounted radiator and laminate flooring.

**Kitchen/Diner** 8' 8" x 21' 5" (2.634m x 6.518m)

A range of wall and base units with complementary work top surfaces and an integrated sink and drainer unit. Integrated five ring hob and double oven and integrated dishwasher with space for a fridge/freezer. Double glazed window to the front and rear, three ceiling light points, wall mounted radiator and tiled flooring.

**Bedroom One** 11' 11" x 10' 10" (3.632m x 3.290m)

Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

**Bedroom Two** 11' 0" x 8' 9" (3.359m x 2.674m)

Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

**Bedroom Three** 7' 1" x 9' 11" (2.157m x 3.020m)

Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

**Bathroom** 5' 7" x 6' 11" (1.7m x 2.1m)

A three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Double glazed window, ceiling light point, wall mounted radiator and tiled flooring.

### **Externally**

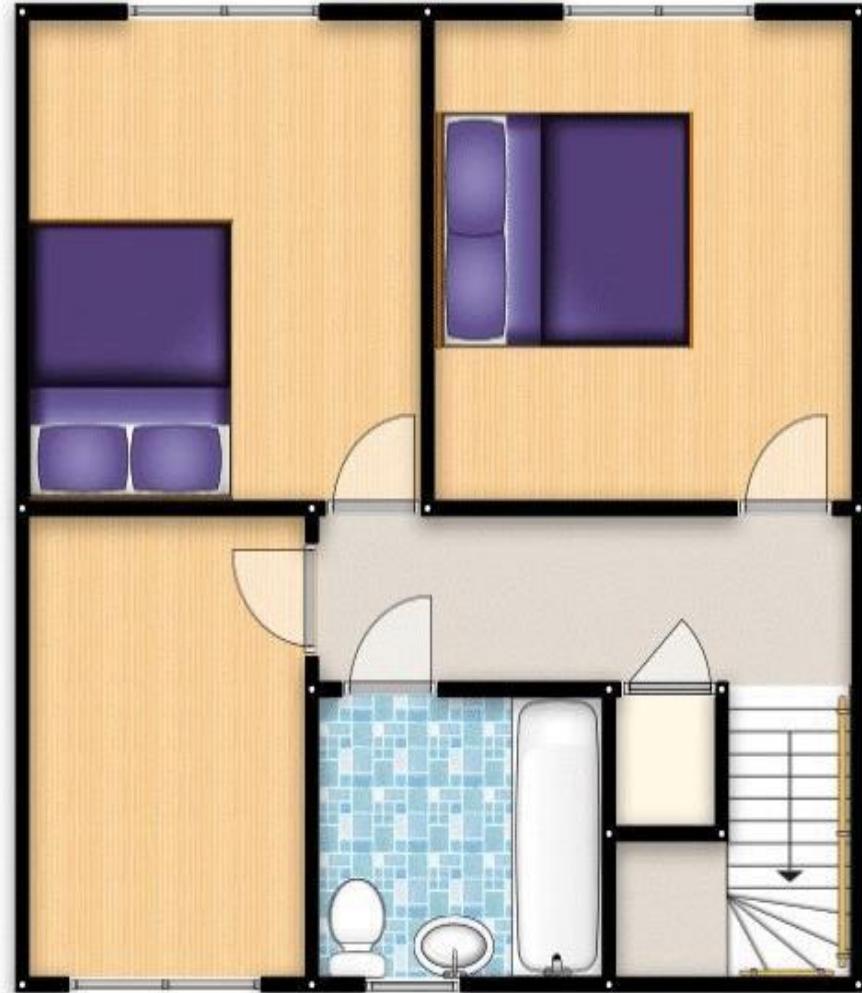
To the rear is a well maintained enclosed garden that isn't overlooked and complete with a patio area and artificial turf.



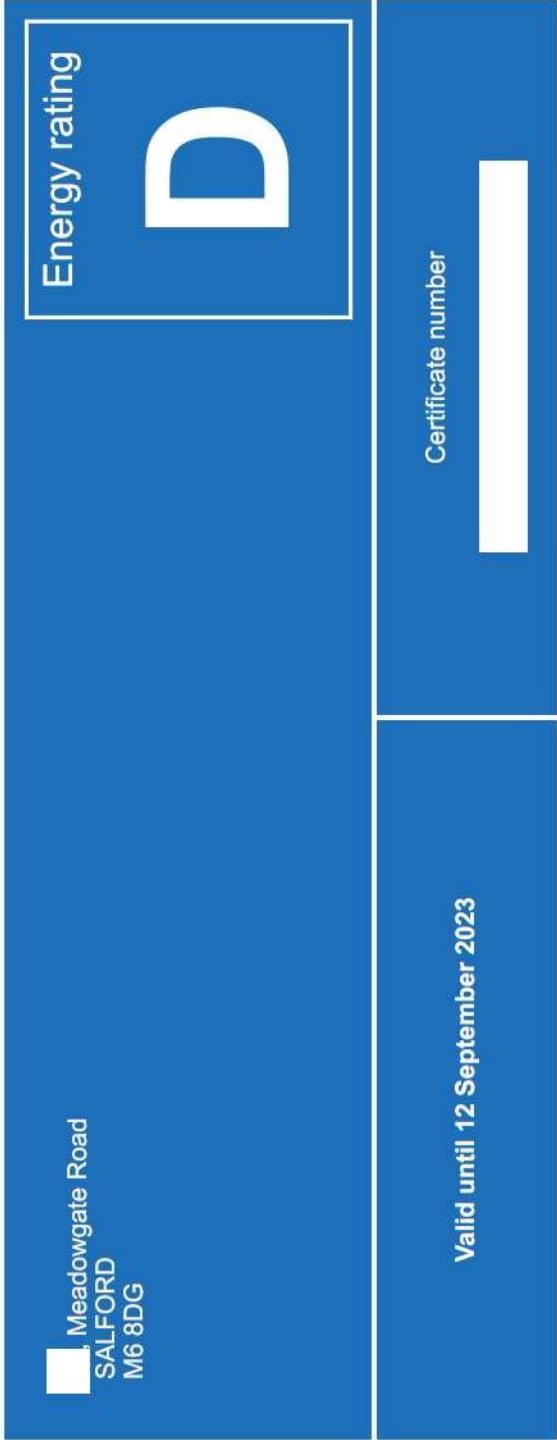
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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)



## Property type

Semi-detached house

## Total floor area

85 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-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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