



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)

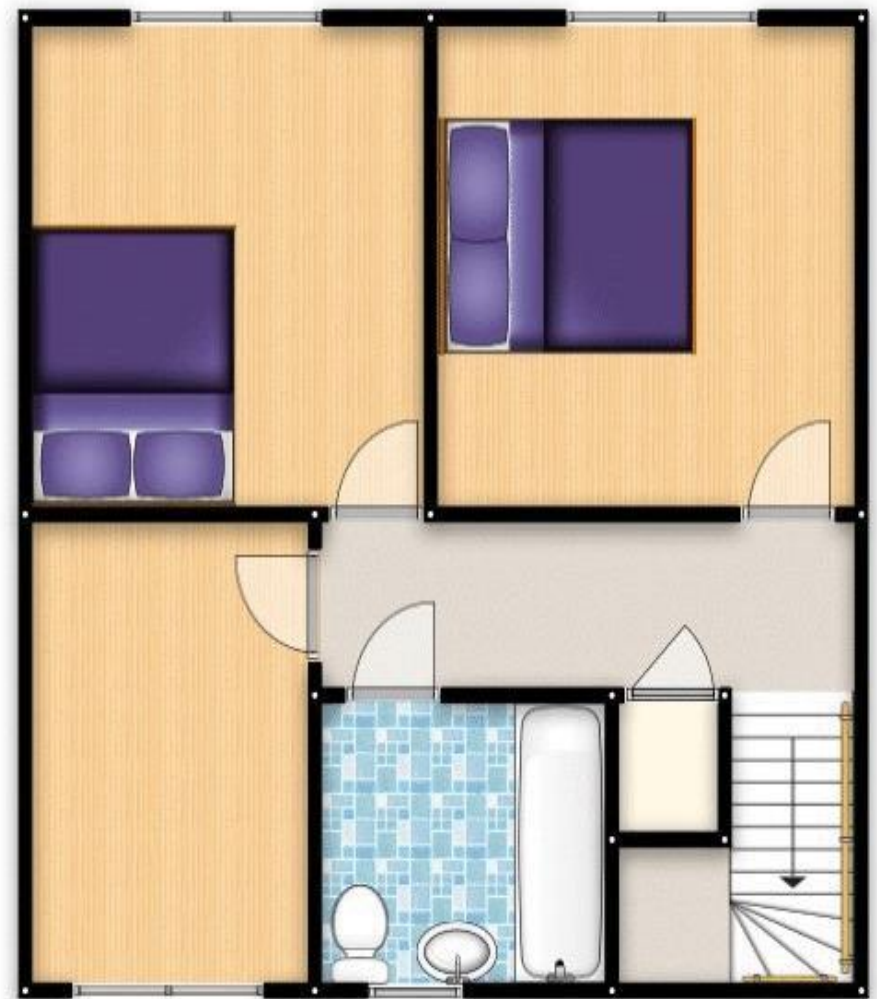
A three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Double glazed window, ceiling light point, wall mounted radiator and tiled flooring.

Externally



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







Energy performance certificate (EPC)

 Meadowgate Road SALFORD M6 8DG		Energy rating D
Valid until 12 September 2023		Certificate number 

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-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.](#)