



34 Meadowgate Road Salford M6 8DR

Offers over £155,000

GREAT SIZE REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this well presented two double bedroom end terrace property positioned on a great size plot. The property comprises hallway, lounge, modern fitted kitchen, storage rooms, shaped landing, two double bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a garden to the front with access to the side leading onto the rear garden area. Ideally positioned within close proximity to Salford Royal Hospital and access into Monton and Salford! Offered With NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- GREAT SIZE GARDEN TO THE REAR!
- Lounge
- Modern fitted bathroom suite
- NO VENDOR CHAIN!
- Two double bedroom end terrace property
- Modern fitted kitchen
- Gardens to the front side and rear
- Hallway
- Two further storage rooms
- Located close to Salford Royal Hospital



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04531861, Stretford - 08259553

Hallway

Composite door to the front, wood effect flooring, stairs to the first floor and under stairs storage.

Lounge 15'7" x 11'6" (4.75m x 3.51m)

uPVC double glazed window to rear, double panel radiator, wood effect flooring and feature fireplace.

Kitchen 13'8" x 6'10" (4.17m x 2.10m)

Fitted with modern wall and base units, roll edge worktops, sink unit, tiled to complement, electric oven and hob, extractor fan, tiled flooring and uPVC double glazed window to front.

Storage/utility area

Inner hallway providing access to the rear garden and two further storage rooms.

Shaped landing

Two uPVC double glazed windows to the front, storage cupboard and loft access.

Bedroom One 14'1" x 9'10" (4.30m x 3.0m)

uPVC double glazed window to the rear and single panel radiator

Bedroom Two 14'2" x 8'7" (4.32m x 2.63m)

uPVC double glazed window to the rear and single panel radiator.

Bathroom 6'8" x 5'8" (2.05m x 1.75m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to front and tiled to complement.

Tenure

We are advised that the property is Leasehold.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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