



31 Rivington Cholmondeley Road Salford M6 8QH

Offers over £115,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this third floor, two bedroom flat located on the popular development of Rivington, Salford. The property comprises hallway with storage, lounge, separate fitted kitchen, two bedrooms and a fitted bathroom suite. The property offer double glazing and is warmed via electric heaters. Ideally offers with NO VENDOR CHAIN. Located just off Cholmondeley Road, the property is well positioned for access to Salford Royal hospital and would make a great buy to let or first time buy. Call HOME on 01617898383 to arrange your viewing.

- NO VENDOR CHAIN!
- Hallway with storage
- Fitted bathroom suite
- Well maintained development
- Two double bedroom flat
- Lounge/diner
- Popular position!
- Top (third) floor position
- Separate kitchen area
- Allocated parking space



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Hallway

Wood effect flooring, two storage cupboards and intercom phone system.

Lounge 15'1 x 12'2 (4.60m x 3.71m)

uPVC double glazed window to the front, uPVC double glazed window to the side, electric heater, wood effect flooring and television point.

Kitchen 9'4 x 6'8 (2.84m x 2.03m)

Fitted with wall and base units, roll edge worktops, sink unit, electric hob and oven, space for washing machine, space for fridge freezer and tiled to complement. uPVC double glazed window to front.

Bedroom One 12'7 x 11'0 (3.84m x 3.35m)

uPVC double glazed window to the rear and electric heater.

Bedroom Two 12'7 x 8'1 (3.84m x 2.46m)

uPVC double glazed window to the rear and electric storage heater.

Bathroom 6'9 x 5'5 (2.06m x 1.65m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Extractor fan and tiled to complement.

Tenure and other information

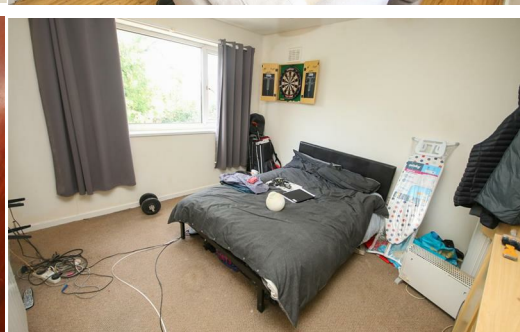
We are advised that the property is leasehold. We are advised that there is a monthly service charge of approx. £90.00.

We are advised that the current council tax band is band A.
The current EPC band is E.

IMPORTANT INFORMATION -

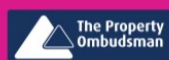
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



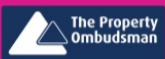
Total area: approx. 56.4 sq. metres (606.8 sq. feet)

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		
(39-54) E		
(21-38) F		
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