



17 New Cross Street Salford M5 5EU

£140,000

IN NEED OF MODERNISATION! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this spacious three bedroom terrace property which offers the potential for a buyer to add their own stamp! The accommodation comprises hallway, lounge, dining room, fitted kitchen, shaped landing, three bedrooms and a fitted shower room. The property offers double glazing and gas central heating. Externally to the front there is a paved and gated palisade whilst to the rear there is a paved yard area. Ideally positioned in a popular area of Salford and offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- IN NEED OF MODERNISATION!
- NO VENDOR CHAIN!
- Three bedroom terrace property
- Hallway
- Bay-fronted lounge
- Dining room
- Fitted kitchen
- Fitted shower room
- Rear yard area
- Popular Salford position!



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Hallway

uPVC double glazed door to front, single panel radiator, stairs to the first floor and ceiling coving.

Lounge 13'9 x 10'5 (4.19m x 3.18m)

uPVC double glazed bay window to front, wall mounted gas fire, ceiling coving and archway to the dining room.

Dining room 12'1 x 10'5 (3.68m x 3.18m)

uPVC double glazed window to rear, double panel radiator and under stairs storage.

Kitchen 17'5 x 8'9 (5.31m x 2.67m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, space for cooker and strip lighting. uPVC double glazed door to side and uPVC double glazed windows to side and rear.

Shaped landing

Open balustrade, single panel radiators and loft access.

Bedroom One 14'1 11'7 (4.29m x 3.53m)

Two uPVC double glazed window to front.

Bedroom Two 12'0 x 9'1 (3.66m x 2.77m)

uPVC double glazed window to rear.

Bedroom Three 9'5 x 7'7 (2.87m x 2.31m)

uPVC double glazed window to rear.

Shower room 6'1 x 5'8 (1.85m x 1.73m)

Fitted with a low level W/C, vanity sink unit and shower cubicle. uPVC double glazed window to side.

Tenure

We are advised that the property is Freehold.

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 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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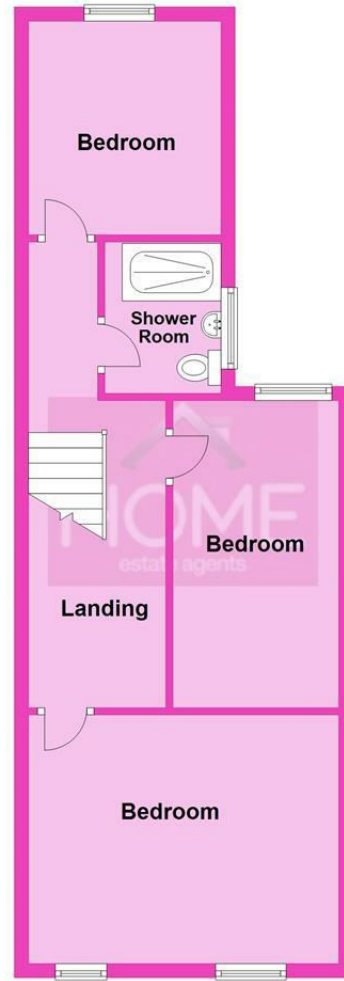
Ground Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.5 sq. feet)



Total area: approx. 99.8 sq. metres (1073.7 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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