

Monton Office

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52 Broad Street Salford M6 5BY

Offers over £180,000

NO VENDOR CHAIN! CLOSE TO MANCHESTER CITY CENTRE AND SALFORD UNIVERSITY! HOME ESTATE AGENTS are privileged to offer for sale this modern two bedroom terrace property which is within a short walk to Salford University and Salford Crescent Train station. The property comprises lounge, open plan kitchen/diner, shaped landing, two double bedrooms and a modern fitted shower room. The property is double glazed and is gas central heating. Externally there is a driveway to the front whilst to the rear there is a paved garden area. Ideally offered with **NO VENDOR CHAIN!** Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Two double bedroom modern terrace property
- Modern fitted shower room
- In need of some updating
- CLOSE TO MANCHESTER CITY CENTRE AND SALFORD UNIVERSITY!
- Lounge
- Garden to the rear
- Close to transport links
- Kitchen/diner
- DRIVEWAY TO THE FRONT!



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Lounge 16'2 x 12'3 (4.93m x 3.73m)

Kitchen/diner 12'5 x 8'9 (3.78m x 2.67m)

Shaped landing

Bedroom One 12'2 x 9'1 (3.71m x 2.77m)

Bedroom Two 12'3 x 7'5 (3.73m x 2.26m)

Shower room 9'2 x 4'8 (2.79m x 1.42m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is TBC.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the

office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.

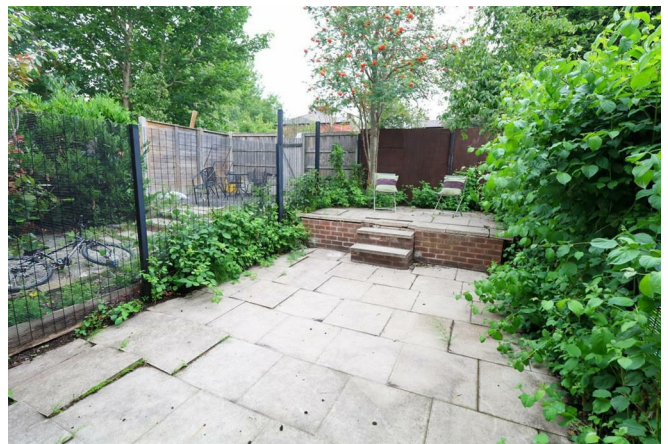


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 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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