

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
@homeinmonton



8 Osborne Street Salford M6 5LG

Offers over £170,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this good size three bedroom terrace property located in a popular Salford location! The property comprises hallway, lounge, dining room, study/play room area, fitted kitchen, storage cellar, shaped landing, three bedrooms and a fitted bathroom suite. The property boasts double glazing and gas central heating. To the rear of the property there is a yard area. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Fitted kitchen
- Popular Salford position!
- THREE BEDROOMS!
- Dining room
- Fitted bathroom suite
- Hallway
- Study/play room area
- Yard to the rear



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Hallway 11'5 x 3'1 (3.48m x 0.94m)

Lounge 11'9 x 10'1 (3.58m x 3.07m)

Dining room 10'8 x 8'9 (3.25m x 2.67m)

Study 13'8 x 4'5 (4.17m x 1.35m)

Kitchen 7'3 x 7'3 (2.21m x 2.21m)

Cellar

Landing 12'9 x 4'7 (3.89m x 1.40m)

Inner hallway - 5'8 x 2'8

Bedroom One 14'2 x 9'2 (4.32m x 2.79m)

Bedroom Two 11'9 x 7'6 (3.58m x 2.29m)

Bedroom Three 9'0 x 5'8 (2.74m x 1.73m)

Bathroom 7'4 x 7'1 (2.24m x 2.16m)

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 D.

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

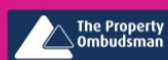
specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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.

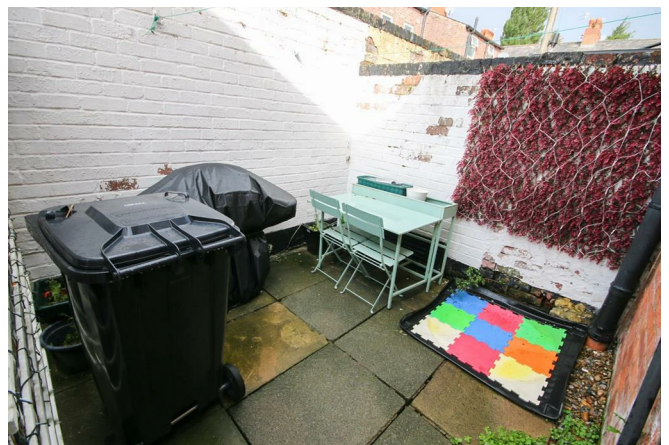


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

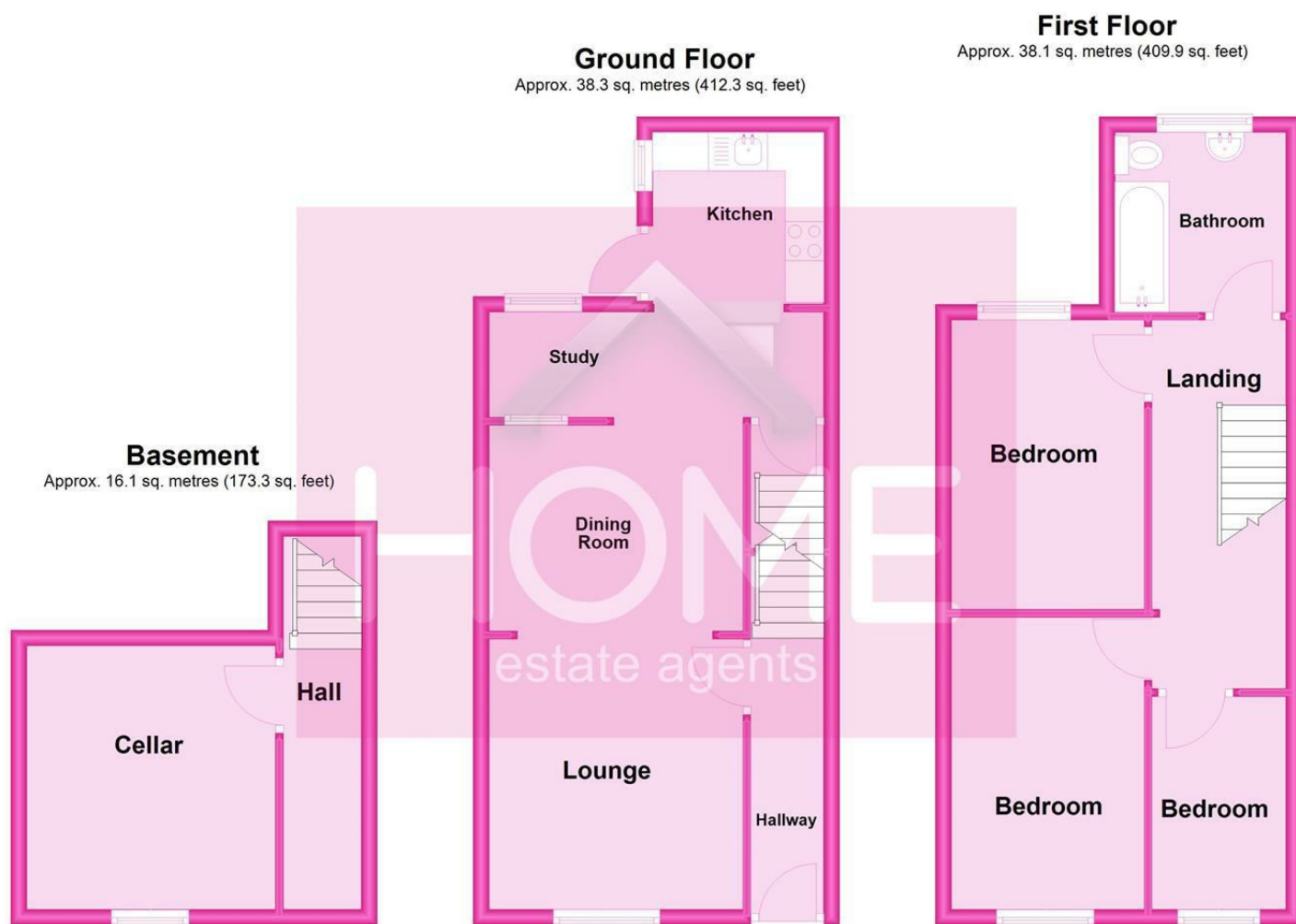


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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