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6 Emerson Street, Salford, M5 5HY

Offers over £125,000

ATTENTION FIRST TIME BUYERS! HOME ESTATE AGENTS are delighted to offer for sale this well presented two bedroom terraced property which will appeal to first time buyers and buy to let investors. In brief the property comprises entrance hall, through lounge and dining room, fitted kitchen, two bedrooms and a three piece fitted bathroom suite. The property offers gas central heating and double glazing throughout. Externally there is a yard area. We have been advised that the property was recently re-roofed and has the bonus of a newly fitted boiler. The property is located in a popular Salford position which proves in demand with first time buyers and buy to let investors alike. Call HOME On 01617898383 to view!

- GREAT FIRST TIME BUY!
- Two bedroom terrace property
- Hallway
- Lounge
- Dining room
- Fitted kitchen
- Fitted bathroom suite
- Yard to the rear
- Popular Salford position!
- Great for investment or first time buyers



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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

Hallway 10'8 x 3'0 (3.25m x 0.91m)

Exposed wooden flooring, door to front and single panel radiator.

Lounge 11'1 x 9'7 (3.38m x 2.92m)

uPVC double glazed window to front, coving, picture rail. exposed wooden flooring and tiled hearth for the feature fireplace.

Dining room 15'1 x 13'4 (4.60m x 4.06m)

uPVC double glazed French doors to rear, exposed wooden flooring, television point, access to the stairs and picture rail.

Kitchen 10'6 x 6'0 (3.20m x 1.83m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, tiled to complement, gas hob and electric oven. uPVC double glazed window to side. Wall mounted boiler and extractor fan.

Landing

Single panel radiator, open balustrade, exposed wooden flooring, spotlights and loft hatch.

Bedroom One 13'5 x 11'1 (4.09m x 3.38m)

uPVC double glazed window to front. double panel radiator and exposed wooden flooring.

Bedroom Two 13'3 x 7'9 (4.04m x 2.36m)

uPVC double glazed window to rear, exposed wooden flooring and single panel radiator.

Bathroom 6'2 x 5'0 (1.88m x 1.52m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with

shower over. Tiled to complement and tiled flooring. uPVC double glazed window to rear.

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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