



45 Lichfield Street, Salford, M6 6DJ

**£240,000**



A recently upgraded and extended four bedroom mid terrace property located within a popular area close to transport links and a short distance from both Manchester city centre and Salford Quays. The house is currently tenanted and would be an excellent investment opportunity as a possible HMO residence given the high demand for rental properties in this location. The stylish accommodation is spread over three floors and boasts four spacious double bedrooms, en suite shower room, main bathroom, contemporary kitchen with integrated appliances and living space, downstairs shower suite and a rear garden laid to lawn. It also offers off road parking. No onward chain. EPC rating (C)

- BATHROOM, EN SUITE AND DOWNSTAIRS SHOWER SUITE
- MODERN FITTED KITCHEN
- THREE FLOORS OF ACCOMMODATION
- OFF ROAD PARKING
- MID TERRACE PROPERTY
- NO ONWARD CHAIN
- CLOSE TO TRANSPORT LINKS, PARKS AND SHOPS
- SHORT DRIVE FROM MANCHESTER CITY CENTRE AND SALFORD QUAYS
- FREEHOLD PROPERTY
- REAR GARDEN LAID TO LAWN

