



pearson
ferrier®



15 KNOLL STREET
Salford, M7 2EQ
Offers Over £340,000

15 KNOLL STREET

Property at a glance

- BAY FRONTED TERRACE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO USABLE CELLAR ROOMS
- GARDEN TO THE REAR
- CLOSE TO MANCHESTER CITY CENTRE

Deceptively spacious three double bedroom, two reception room terrace property set over four floors. The property offers excellent access & transport links to Bury town centre and is located in the Broughton area of Salford within easy walking distance of local shops, schools and places of worship. The property really must be viewed to appreciate the location and accommodation on offer and briefly comprises of: Entrance hall, lounge, sitting/dining room and kitchen and two usable cellar rooms. To the first floor are two double bedrooms, and family bathroom with access to the loft room. The property is perfect for a growing family!

Leasehold - Freehold
Council Tax Band - A
EPC-tbc







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
39-48 F			39-48 F		
31-38 G			31-38 G		
1-30 G			1-30 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.