



RE/MAX
North



17 Amersham Street, Salford, M5 4JA
Offers in excess of £330,000

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- Built in 2023 - Still under warranty
- Exceptional presentation
- Close to Salford Town / Media City
- Energy Efficient Home
- Solar panels installed
- Freehold tenure
- Easy access to Manchester City Centre
- 3 Bed, 2 Bath + WC

Built in 2023, this well-presented three-bedroom, two-bathroom semi-detached home offers modern living across two floors, with upgraded finishes and a contemporary layout throughout.

The property features a welcoming entrance hallway leading into a neat & spacious lounge. To the rear, a beautifully finished kitchen/diner provides an airy and bright living space, upgraded flooring, modern cabinetry and direct access to the rear garden.

Upstairs, the home offers three well-proportioned bedrooms and two modern bathrooms, including a principal bedroom with an en-suite. All rooms are finished to a high standard, benefiting from the property's recent construction and thoughtful design.

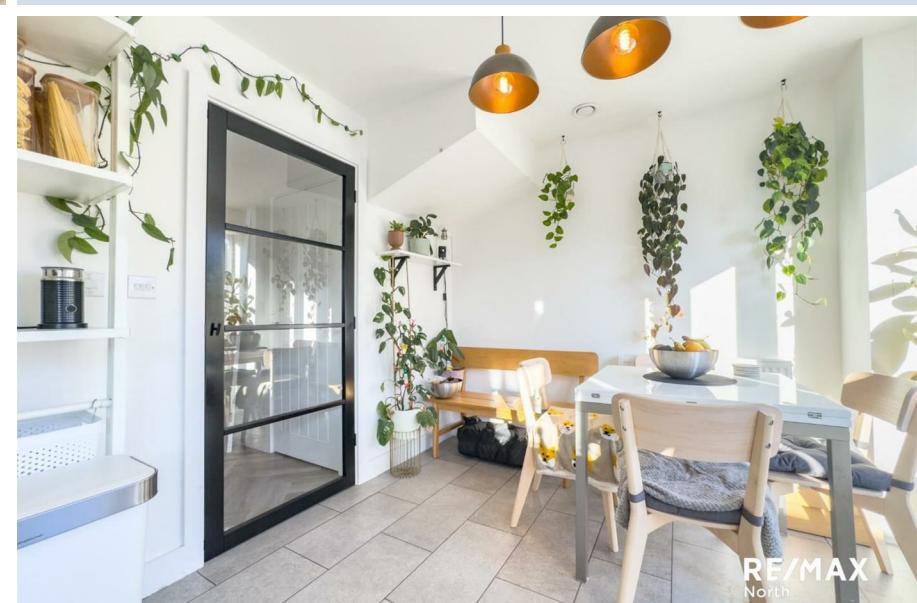
Externally, the property includes a driveway providing off-road parking, along with a landscaped rear garden offering a private outdoor space suitable for relaxation or entertaining. This property benefits from installed solar panels.

The property is conveniently located close to local schools, shops and amenities, with excellent access to Salford town centre, Media City, Langworthy Tram Stop and major motorway connections, making it ideal for families, first-time buyers or those seeking a modern home in a well-connected area.

Freehold
EPC Rating: A



| | |
|---------------|-------------------------------|
| Kitchen/Diner | 17'3" x 9'5" (5.26m x 2.87m) |
| Living Room | 16'4" x 10'4" (4.98m x 3.15m) |
| Cloaks | 5'9" x 3'0" (1.75m x 0.91m) |
| Bedroom 1 | 10'5" x 10'1" (3.18m x 3.07m) |
| En-suite | 10'1" x 3'8" (3.07m x 1.12m) |
| Bedroom 2 | 11'4" x 8'7" (3.45m x 2.62m) |
| Bedroom 3 | 8'8" x 8'4" (2.64m x 2.54m) |
| Bathroom | 6'9" x 6'6" (2.06m x 1.98m) |

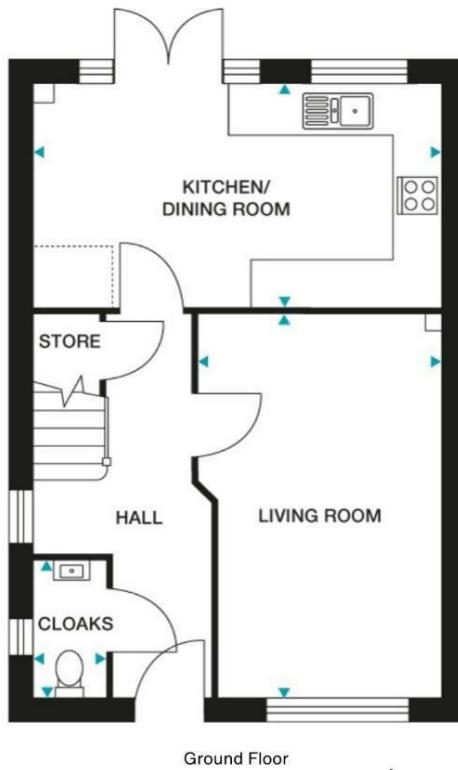




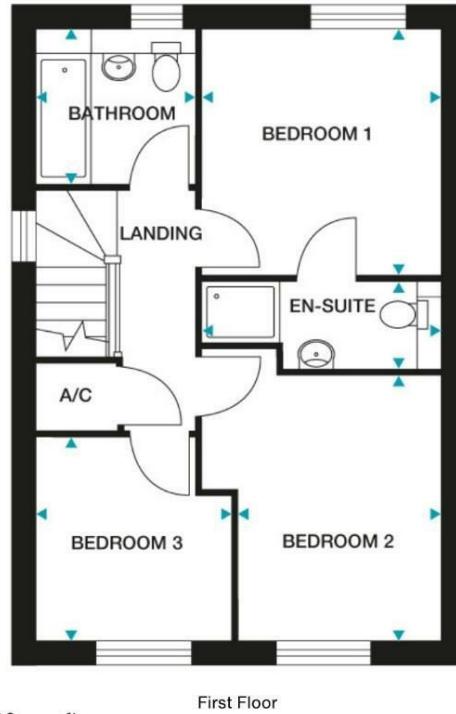
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Floor Plans

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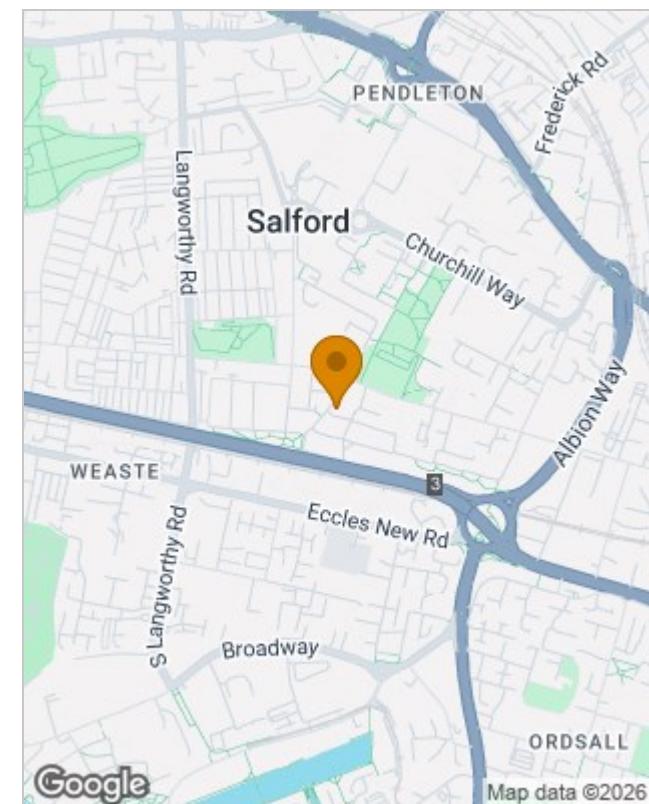


Approximate total area: 893 sq. ft

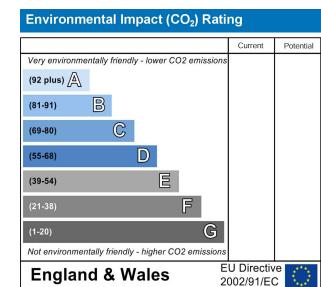
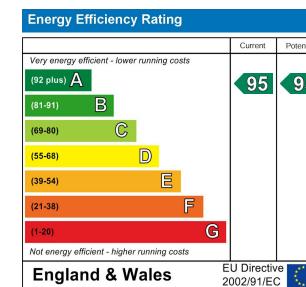


This floorplan is for illustrative purposes only and is not to scale. While every effort has been made to ensure accuracy, the measurements, layout, and fixtures depicted are approximate and may not represent the exact dimensions or specifications of the property. Buyers are advised to independently verify all information and dimensions before making any decisions.

Location Map



Energy Performance Graph



Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.