



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Grassfield Avenue, Salford, M7 1HW

£280,000

SPACIOUS HMO PROPERTY

Situated on the charming Grassfield Avenue in Salford, this semi-detached house presents an excellent opportunity for those seeking a spacious family home or a lucrative investment as a House in Multiple Occupation (HMO). Boasting five well-proportioned bedrooms spread across three floors, this property is ideal for accommodating larger families or groups of tenants.

Upon entering, you will find two inviting reception rooms that offer ample living space, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, providing a delightful area for culinary pursuits. The property also features a three-piece bathroom suite, ensuring convenience for all residents.

With on-street parking available, accessibility is a notable advantage, making it easy for residents and visitors alike. The layout of the house allows for a comfortable lifestyle, with each room designed to maximise space and light.

This property is not only a wonderful family home but also presents a promising investment opportunity in a vibrant area of Salford. With its generous living space and practical amenities, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to view this remarkable property and envision the possibilities it holds.

Grassfield Avenue, Salford, M7 1HW

£280,000

**5**

**1**

**2**

**E**

- Semi Detached HMO Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Five Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Fantastic Investment Opportunity
 - Council Tax Band B