



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Rockley Gardens, Salford, M6 6QW

### £180,000

AN IMPRESSIVE MID TERRACED PROPERTY

Welcome to this impressive mid-terraced house located on the sought-after Rockley Gardens in Salford. This delightful property boasts spacious rooms and a neutral decor, making it an ideal blank canvas for any potential buyer. With no chain delay, you can move in without the usual waiting period.

The house features two generously sized double bedrooms, perfect for a small family or a couple looking for a comfortable living space. The open-plan kitchen diner is a fantastic area for entertaining and family meals, while the garden space to the rear offers a lovely outdoor retreat for relaxation or play.

Situated in a highly desirable location, this home is conveniently close to various bus routes, local schools, and essential amenities. Additionally, it provides excellent network links to Manchester, Swinton, and major motorways, making commuting a breeze.

This idyllic home is ready for you to put your own personal stamp on it, allowing you to create a space that truly reflects your style and needs. Don't miss the opportunity to make this charming property your own.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



Rockley Gardens, Salford, M6 6QW  
£180,000



- Tenure Freehold
  - On Street Parking
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band A
  - Two Generously Sized Double Bedrooms
  - Enclosed Rear Garden Space
- EPC Rating TBC
  - Ideal Home For A Small Family Or Couple
  - Close Proximity To Local Amenities

Ground Floor

Hall  
9'9 x 5'11 (2.97m x 1.80m)

Reception Room  
15'4 x 11'2 (4.67m x 3.40m)

Kitchen/Diner  
21'5 x 9'7 (6.53m x 2.92m)

First Floor

Landing  
14'9 x 5'4 (4.50m x 1.63m)

Bedroom One  
15'5 x 9'5 (4.70m x 2.87m)

Bedroom Two  
12'4 x 9'11 (3.76m x 3.02m)

Bathroom  
5'2 x 8'9 (1.57m x 2.67m)

WC  
4'11 x 2'9 (1.50m x 0.84m)

