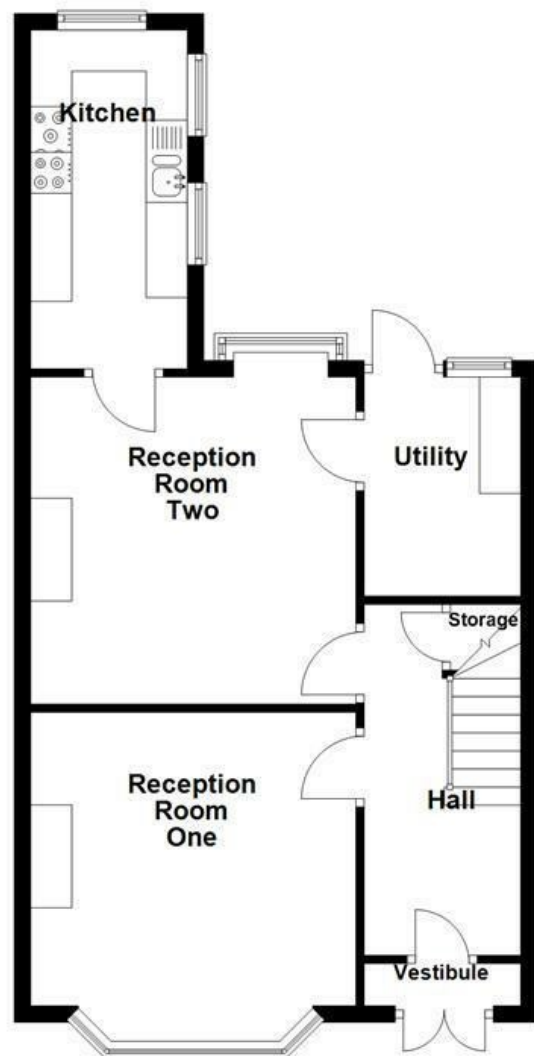
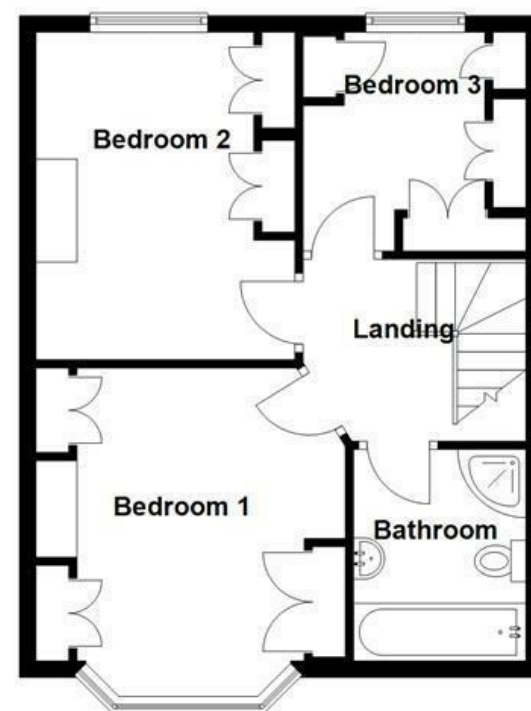


Ground Floor



First Floor



Ashbourne Road, Salford, M6 7GL

Offers Over £300,000

SPACIOUS THREE-BEDROOM TERRACE IN SALFORD

Nestled on Ashbourne Road in the vibrant area of Salford, this charming house presents an excellent opportunity for those looking to create their dream home. The property boasts two spacious reception rooms, one of which conveniently adjoins the kitchen, providing a perfect space for family gatherings and entertaining guests. Additionally, a useful utility room enhances the practicality of the home, making daily chores more manageable.

The house features three well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring ample storage space for your belongings. The layout of the bedrooms offers flexibility, catering to families or individuals seeking a comfortable living environment.

Outside, the rear enclosed garden provides a private oasis, ideal for enjoying the fresh air or hosting summer barbecues. While the property does require modernising and some work, it offers a blank canvas for buyers to infuse their personal style and preferences.

This residence is not just a house; it is a place where memories can be made and cherished. With its potential and prime location, this property is a fantastic opportunity for those willing to invest in a home that can be tailored to their liking. Don't miss the chance to transform this house into your perfect sanctuary in Salford.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ashbourne Road, Salford, M6 7GL

Offers Over £300,000



- Tenure Leasehold
 - On Street Parking
 - Ideal Investment Opportunity Or Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Gardens to Front And Rear
- EPC Rating TBC
 - Fitted Kitchen And Four Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance
UPVC double glazed double doors to vestibule.

Vestibule
6'2 x 1'8 (1.88m x 0.51m)
Tiled effect laminate flooring and UPVC double glazed door to hall.

Hall
6'2 x 14' (1.88m x 4.27m)
Central heating radiator, under stairs storage, doors to two reception rooms and stairs to first floor.

Reception Room One
13' x 11'8 (3.96m x 3.56m)
UPVC double glazed bay window, central heating radiator, cornice coving, log burner with exposed brick surround and wood effect laminate flooring.

Reception Room Two
13' x 13' (3.96m x 3.96m)
UPVC double glazed box window, central heating radiator, wood effect laminate flooring, doors to utility and kitchen.

Utility
8'10 x 6'2 (2.69m x 1.88m)
UPVC double glazed window, access to boiler, plumbed for washing machine, space for fridge freezer and UPVC stable door to rear.

Kitchen
13'6 x 6'4 (4.11m x 1.93m)
Three UPVC double glazed windows, wall and base units, laminate work top, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, space for four door range cooker, extractor fan, integrated fridge and wood effect laminate flooring.

First Floor

Landing
9'1 x 6'10 (2.77m x 2.08m)
Loft access, doors to three bedrooms and bathroom.

Bedroom One
11'8 x 11'3 (3.56m x 3.43m)
UPVC double glazed bay window, central heating radiator, integrated wardrobes, integrated storage and wood effect laminate flooring.

Bedroom Two
13' x 10'2 (3.96m x 3.10m)
UPVC double glazed window, central heating radiator, coving, integrated wardrobe and wood effect laminate flooring.

Bedroom Three
9'2 x 9'1 (2.79m x 2.77m)
UPVC double glazed window, central heating radiator, coving, integrated wardrobe, integrated storage and wood effect laminate flooring.

Bathroom
8'5 x 6'1 (2.57m x 1.85m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, wood panel bath, enclosed direct feed shower, part tiled elevation, spotlights and tiled effect laminate flooring.

External
Front
Paving and gravel chippings.
Rear
Enclosed garden with paving and shed.



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