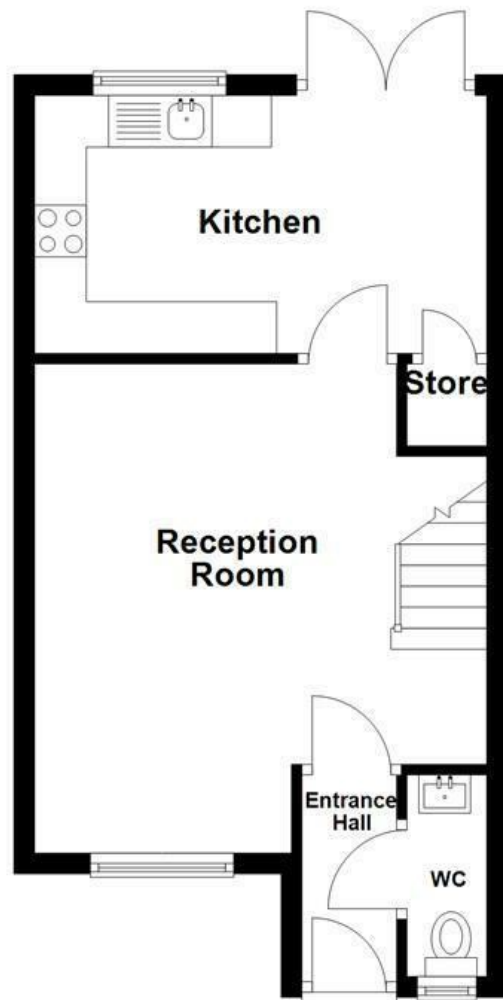
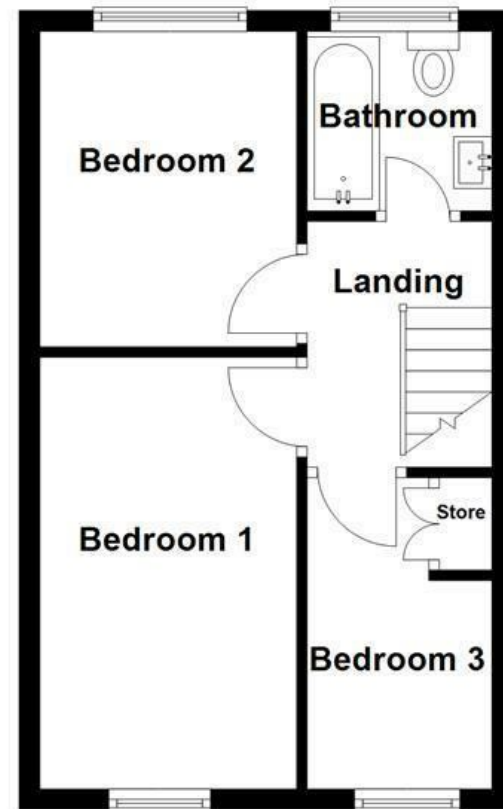


**Ground Floor**  
Approx. 34.1 sq. metres (367.2 sq. feet)



**First Floor**  
Approx. 32.0 sq. metres (344.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(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.

## Harvard Grove, Salford, M6 8GT

### £1,300 Per Month

THREE BEDROOM MID TERRACE PROPERTY IN A POPULAR LOCATION

Nestled in the tranquil setting of Harvard Grove, Salford, this stunning mid-terrace home is being welcomed to the rental market. It offers a perfect blend of comfort and modern living. Built in 2001, the property spans an impressive 893 square feet, providing ample space for families or professionals seeking a peaceful retreat.

Upon entering, you are welcomed by a large reception room that serves as an ideal space for relaxation or entertaining guests. The ground floor also features a convenient WC and a well-appointed kitchen. To the upper floor, you will find three generously sized bedrooms. The family bathroom is also located on this level, ensuring that all essential amenities are within easy reach.

One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for children to play, or simply for enjoying the fresh air.

For further information or to book a viewing please contact our Lettings team at your earliest convenience. Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Harvard Grove, Salford, M6 8GT

£1,300 Per Month



- Three Bedroom Mid Terrace Home
- Ground Floor WC
- Excellent Transport and Commuter Links
- Close Proximity to Local Amenities
- Spacious Reception Room
- Family Bathroom Suite
- EPC Rating - C
- Well Appointed Fitted Kitchen
- Large Rear Garden Space
- Council Tax Band - C

## Ground Floor

### Entrance

UPVC door to entrance hall.

### Entrance Hall

2'11" x 6'6" (0.9 x 2)

Central heating radiator, spotlights, laminate flooring, doors leading to WC and reception room.

### Reception Room

14'5" x 15'7" (4.4 x 4.75)

UPVC double glazed window, central heating radiator, laminate flooring, hardwood door leading to kitchen, stairs to first floor.

### WC

2'7" x 6'6" (0.8 x 1.99)

UPVC double glazed window, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, spotlights.

### Kitchen

14'5" x 8'2" (4.4 x 2.5)

UPVC double glazed window, central heating radiator, panelled shaker style wall and base units, laminate surfaces, tiled splashbacks, double sink and draining board with mixer taps, electric hob, integrated oven and integrated extractor unit, space for fridge freezer, plumbing for washing machine, tiled effect flooring.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

8'3" x 9'11" (2.529 x 3.048)

UPVC double glazed window, central heating radiator.

### Bedroom Two

8'3" x 9'11" (2.529 x 3.048)

UPVC double glazed window, central heating radiator.

### Bedroom Three

UPVC double glazed window, central heating radiator, storage space.

## Bathroom

5'9" x 5'9" (1.767 x 1.767)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap.

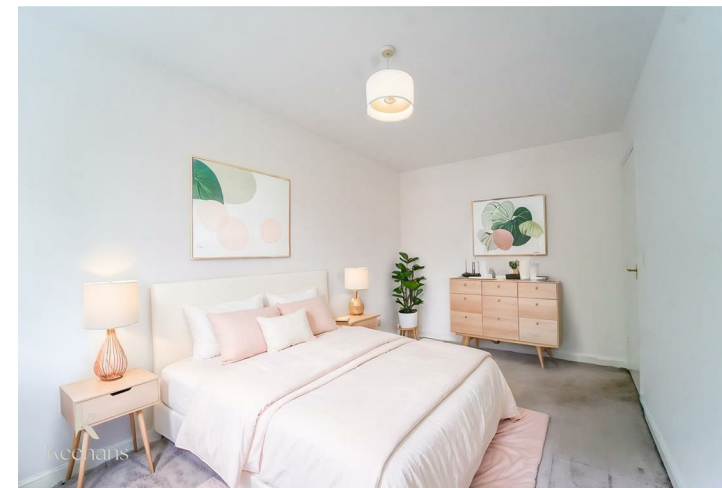
## External

### Front

Laid to lawn garden with paved path.

### Rear

Laid to lawn garden, stone chippings area, paved path to side leading to shed.



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