

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 2 Moorville Road , Salford, M6 8NP

Asking Price £390,000

Nestled on the charming Moorville Road, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,444 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen and dining areas are ideal for family gatherings or hosting friends.

The home features three generously sized bedrooms, ensuring plenty of room for a growing family or guests. The bathroom is well-maintained, reflecting the overall care that has been taken with this property. Built in the late 1940s, this house has been thoughtfully extended and is presented in an extremely well-maintained condition, making it a wonderful choice for first-time buyers or those looking to make their next move.

One of the standout features of this property is the new roof, which adds to the peace of mind for prospective buyers. The freehold status allows for greater flexibility and control over the property. Outside, you will find lovely gardens that provide a tranquil space to unwind, as well as a garage and parking for two vehicles, catering to the needs of modern living.

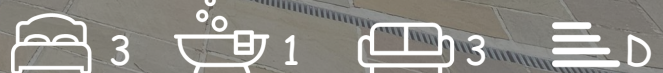
With no chain involved, this home is ready for you to move in and start creating memories. Whether you are looking to settle down or invest in a promising property, this house on Moorville Road is an opportunity not to be missed.

All enquiries and viewing requests please either call: 0161 787 9195 or email: [sales@murphy-waldron.com](mailto:sales@murphy-waldron.com)

### Viewing

Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED THREE BEDROOM PROPERTY
- FREEHOLD
- OFF ROAD PARKING
- GARAGE
- NO CHAIN
- LOTS OF POTENTIAL



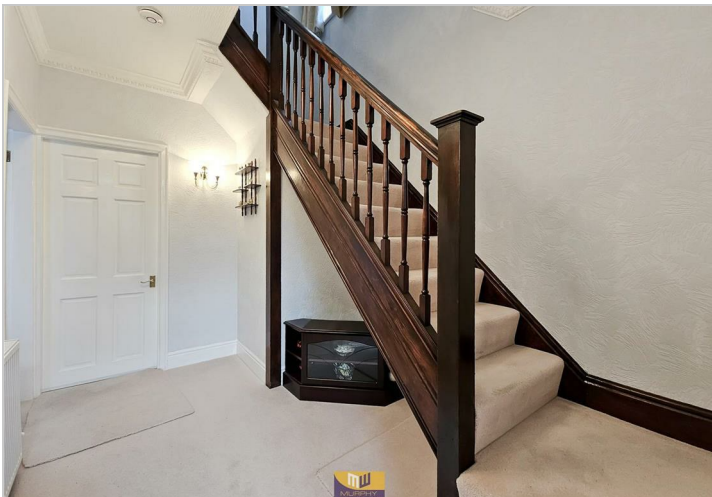
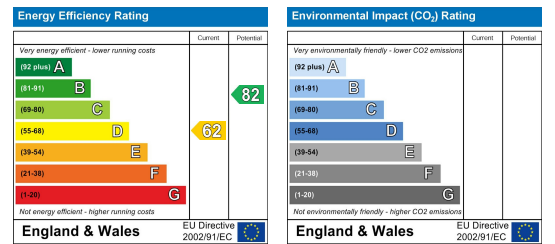
# Floor Plan



# Area Map



# Energy Efficiency Graph



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