

# JAKS & CO



## 10 Lindinis Avenue , Salford, M6 5AB

Available Now to the Market is this Three bedroom end terraced property providing accommodation over three floors.

Close to Salford University with fantastic access to the local transport networks including the motorway and close to local parks making it a desirable place to live.

The property comprises of Lounge, DS WC, Good Size Kitchen to the ground floor stairs leading to the first floor where you will find two bedrooms and a family Bathroom.

There is a further Bathroom and third bedroom located on the 3rd Floor.

Externally you will find off road parking to the front of the property and well maintained gardens to the rear.

Call now on 0161 533 0911 to arrange a viewing.

**£1,200 Per month**

# 10 Lindinis Avenue, Salford, M6 5AB



- Three Bedrooms
- Two Bathrooms
- DS WC
- Gardens to the rear
- Driveway to the front
- AVAILABLE NOW!

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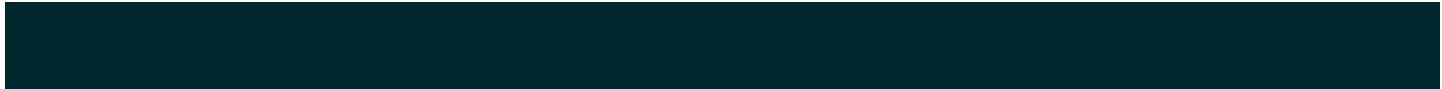
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## Directions

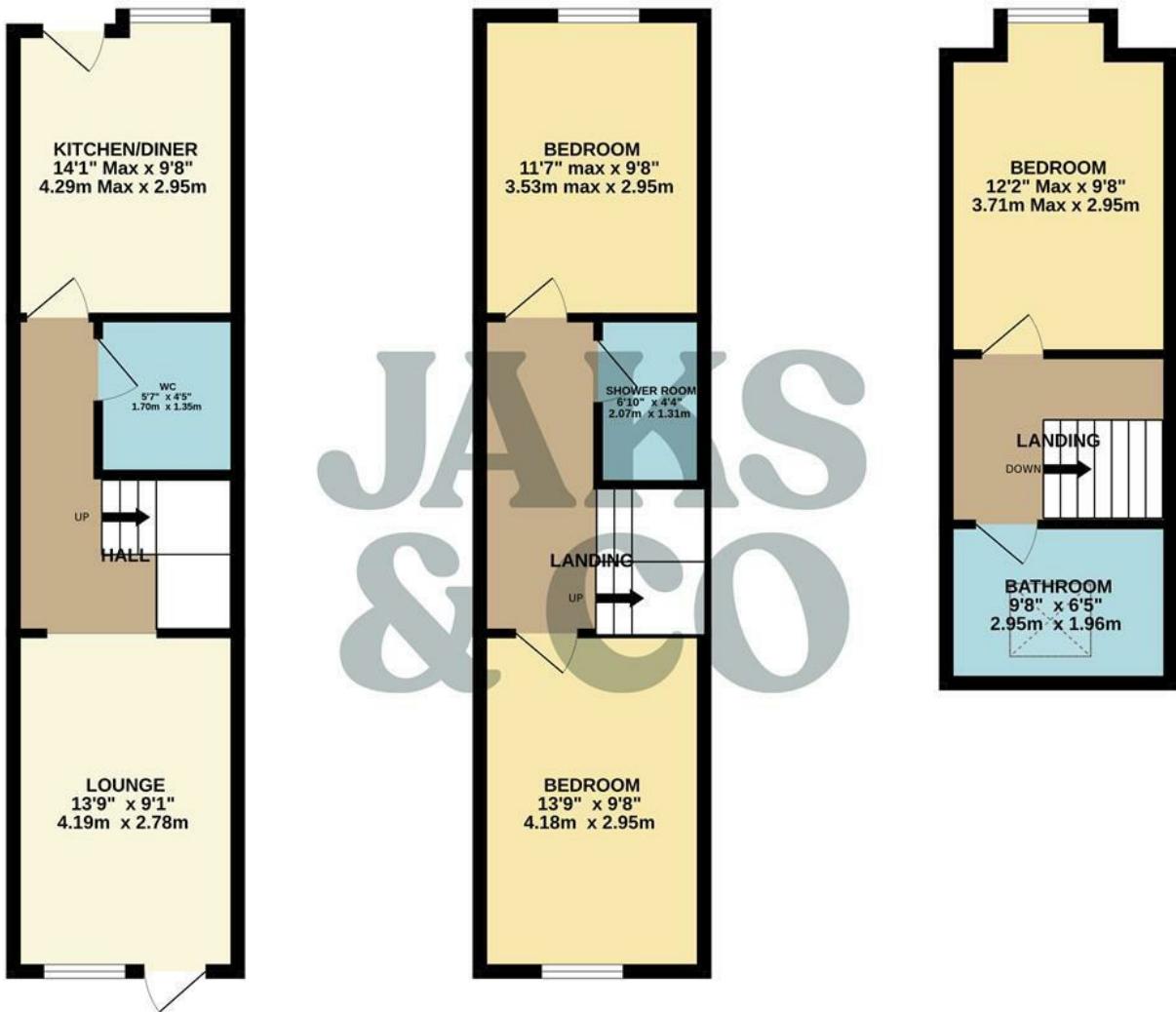


## Floor Plan

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B		74	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		