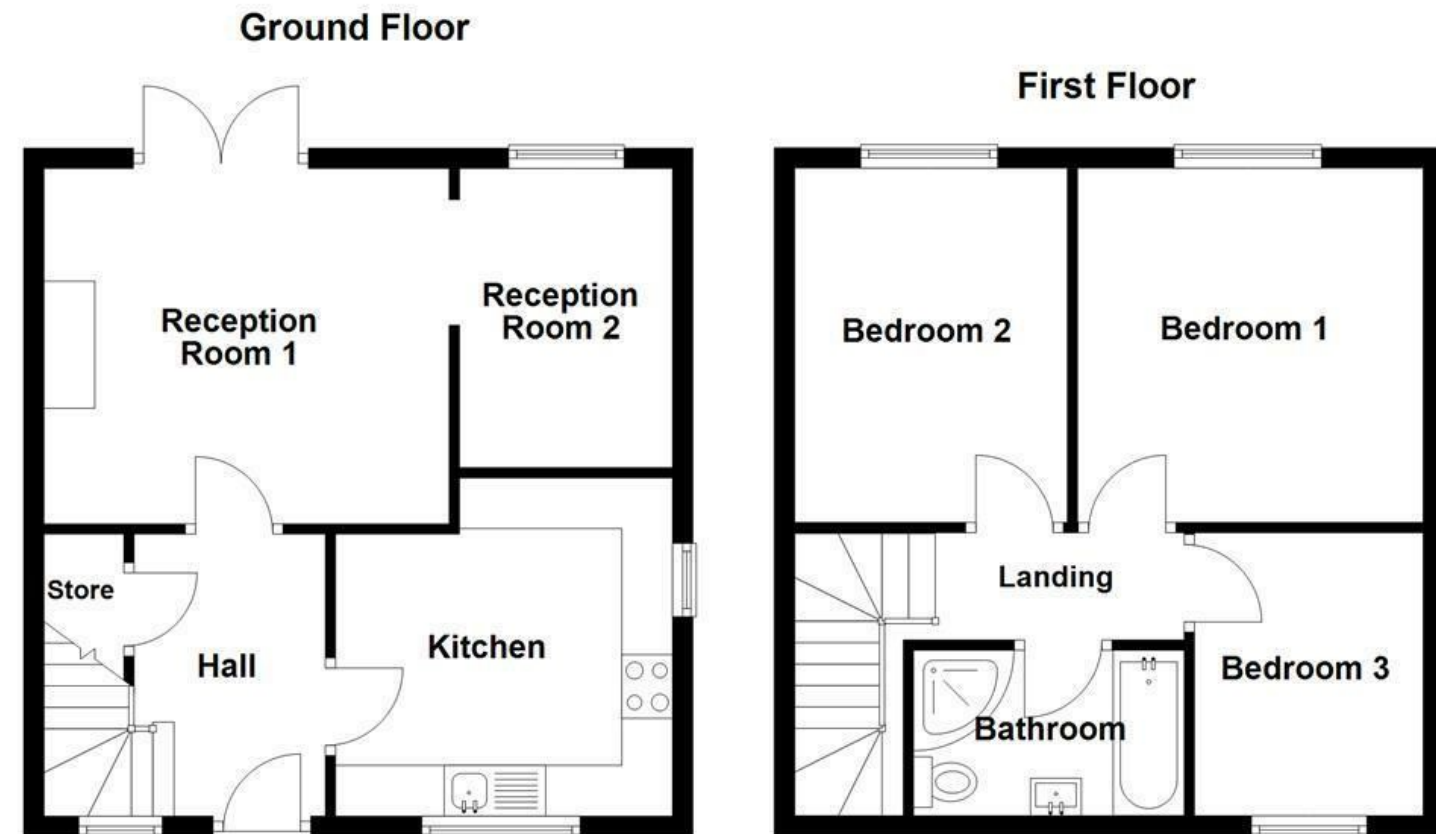




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Great Cheetham Street West, Salford, M7 2JE

£220,000

THREE BEDROOM FAMILY HOME WITH A CHARMING GARDEN AND OFF-ROAD PARKING

Nestled on Great Cheetham Street West in Salford, this delightful house presents an excellent opportunity for those seeking a comfortable family home. Boasting two spacious reception rooms, the property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a perfect retreat for family members or guests, ensuring everyone has their own space.

The house features a well-appointed bathroom, catering to the needs of modern living. One of the standout features of this property is the charming rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, providing convenience and peace of mind for residents and visitors alike.

Situated in a convenient location, this home allows for easy access to nearby amenities, including shops, schools, and parks, making it ideal for families and professionals. Commuters will appreciate the excellent transport links, ensuring that travel to the city centre and beyond is both quick and straightforward.

This property is a blank canvas, inviting you to put your personal stamp on it and transform it into your dream home. With its spacious interiors and potential for customisation, this house is not just a place to live, but a space to create lasting memories. Don't miss the chance to make this charming property your own.

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Great Cheetham Street West, Salford, M7 2JE

£220,000

 3  1  2  D

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Ideal Rental Investment
 - Tenure Freehold
- Modern Four Piece Bathroom
 - Spacious Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Hall

9'1 x 9'1 (2.77m x 2.77m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect flooring, doors leading to kitchen, reception room one, downstairs storage and stairs to first floor.

Kitchen

10'1 x 10'11 (3.07m x 3.33m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer and tiled flooring.

Reception Room One

13'1 x 11'8 (3.99m x 3.56m)
Log burning stove, ceiling fan, television point, wood effect flooring, open to reception room two and UPVC double glazed French doors to rear.

Reception Room Two

9'8 x 7'1 (2.95m x 2.16m)
UPVC double glazed window, central heating radiator and wood effect flooring.

First Floor

Landing

Loft access, doors leading to three bedrooms and bathroom.

Bedroom One

11'11 x 11'2 (3.63m x 3.40m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

11'10 x 9'2 (3.61m x 2.79m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'2 x 7'5 (2.79m x 2.26m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

8'9 x 5'4 (2.67m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, double panel bath with mixer tap, extractor fan, tiled elevations and tiled flooring.

External

Rear

Laid to lawn garden, bedding areas and gravel chippings.

Front

Off road parking.



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