



For Sale
Offers over £130,000
Angora Drive, Salford, M3 6AL



**PANTERA
PROPERTY**

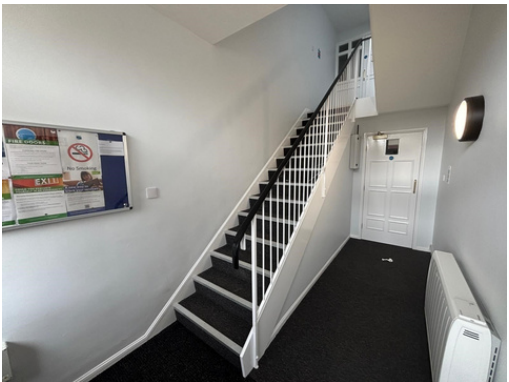
Perfect for first time buyers or investors

Pantera Property are delighted to offer to the market, a two bedroom ground floor flat, providing well-maintained communal gardens and communal parking. The property offers room to improve.

The property comprises:

Ground floor

- Hallway
 - Bedroom one
 - Bedroom two
 - Bathroom
 - Kitchen
 - Reception room / dining room
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- Sold as seen
 - No onward chain
 - Communal parking
 - Two double bedrooms
 - Great transport links
 - Communal gardens



Location

Nestled in a peaceful cul-de-sac in the desirable Trinity Riverside area of Salford, Angora Drive offers an excellent blend of suburban tranquillity and urban convenience. This residential street is located just under a mile from Manchester city centre, with Salford Central, Salford Crescent, and Manchester Victoria stations all within walking distance—less than 800 m to 1km away—delivering seamless access to both local transport and wider regions.

Lease information

The property is owned on a Leasehold basis according to Land Registry (Title no: GM782719) Term of 125 years from 10 July 1992.

The service charge is £202.94 per month which includes the ground rent.

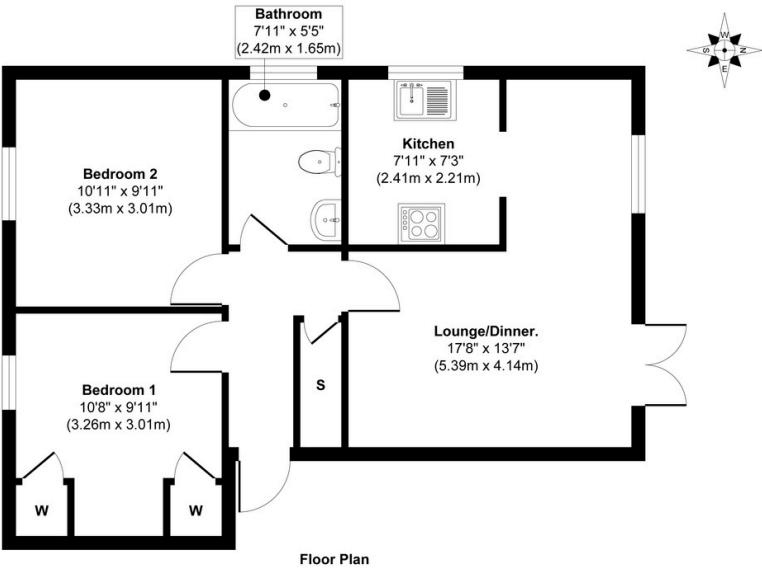
Additional Information

Local Authority	Council tax:	Size
Salford	A	564 sq ft

Viewing

Please contact Amy at Pantera
Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 564 sq. ft / 52.42 sq. m
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.