





# Athole Street, Salford, M5 4FL

## Per Calendar Month £1,425 Per Calendar Month



HUNTERS are pleased to offer this good sized two bedroomed semi detached house located well for local amenities and with excellent public transport links. Fitted kitchen with white wall and base units incorporating an integrated hob, oven and extractor hood whilst allowing space for further appliances. Guest w.c fitted with a two piece bathroom suite. The rear garden facing lounge with double Upvc doors allows space for free standing furniture. Carpeted stairs lead to the first floor landing allowing access to the loft through a hatch in the ceiling. Two good sized double bedrooms are fitted with wardrobes allowing for storage. The family bathroom is fitted with a three piece bathroom suite comprising of a bath with shower over, hand wash basin and a w.c

Externally, the property provides allocated parking for one vehicle whilst the rear is gated whilst providing a spacious lawn and patio area.

This property would be ideal for families and young professionals alike with local primary school, shops and amenities nearby and good transport links into the City Centre and Media City. Close to Salford Crescent Station. Less than 200 Meters to the nearest Metro stop. Within good distance to Media City and Salford Quays for Restaurants, Bars, Gym and entertainment.

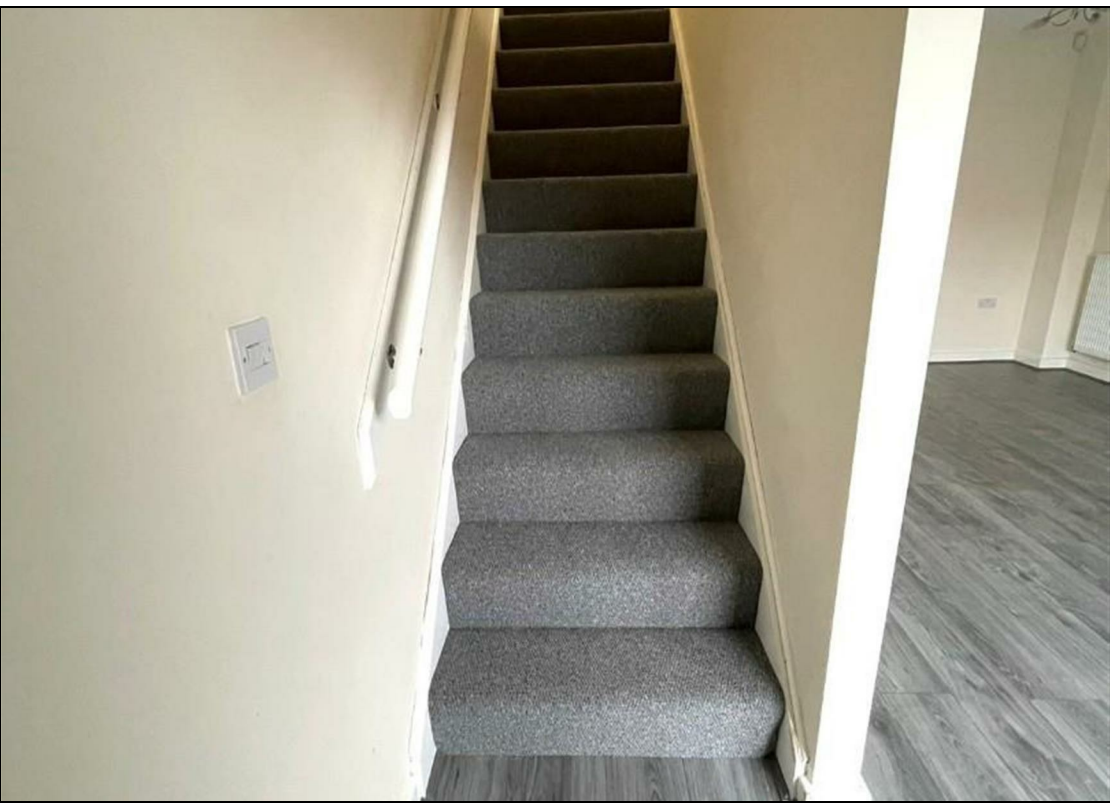


## KEY FEATURES

- TWO DOUBLE BEDROOMS
  - FITTED WARDROBES
  - CLOSE TO AMENITIES
- WELL LOCATED FOR COMMUTING
- GREAT BROADBAND CONNECTION
  - EPC RATING B
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- FITTED HOUSE ALARM
- WELL LOCATED FOR PUBLIC TRANSPORT LINKS











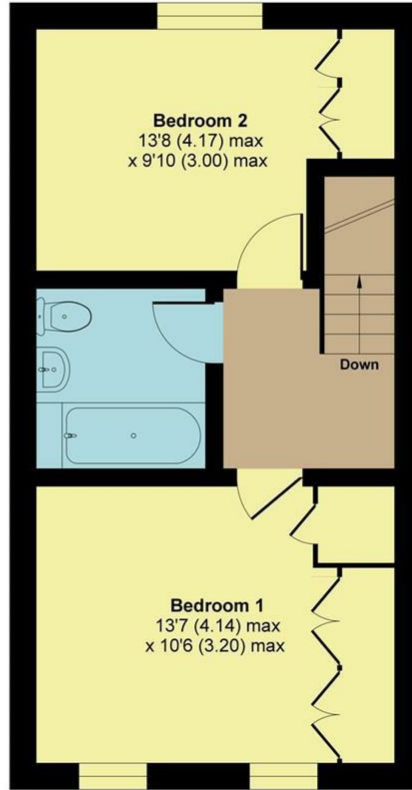
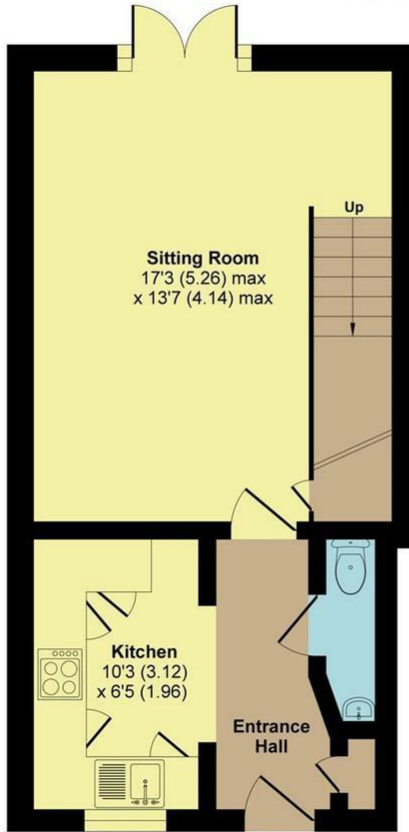
# Athole Street, Salford, M5

Approximate Area = 747 sq ft / 69 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 34 SQ M  
(369 SQ FT)

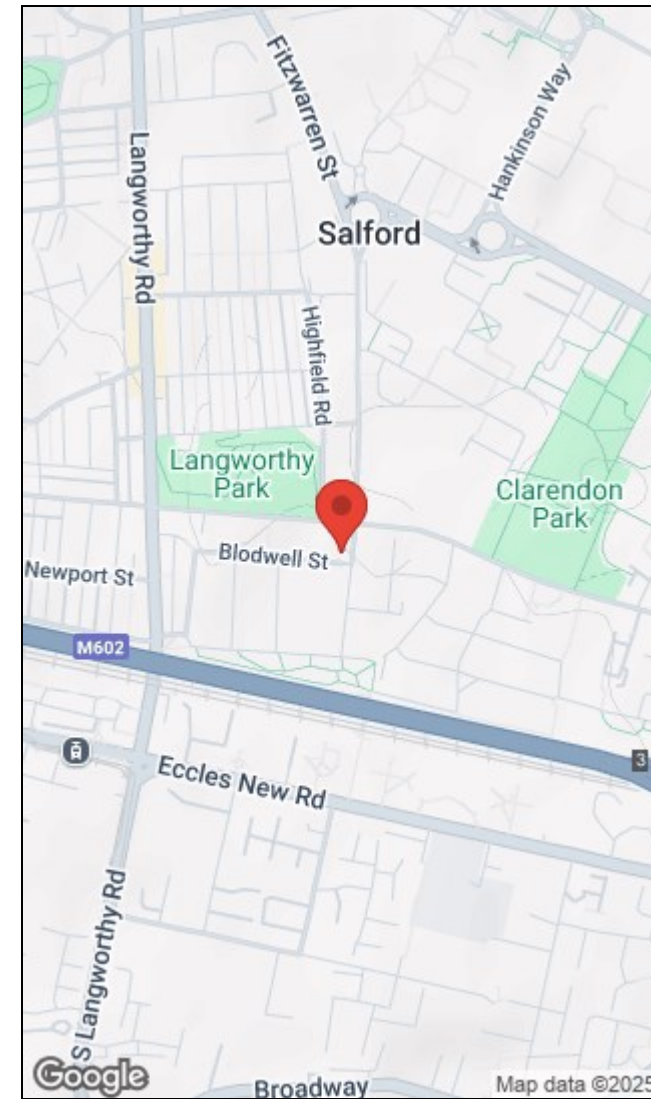


FIRST FLOOR  
APPROX FLOOR  
AREA 35 SQ M  
(378 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 652892



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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