



Hacking Street, Salford, M7 4YD
Price £220,000



Discover this well presented, three-bedroom, semi-detached property ideally located on Hacking Street in Salford. Perfect for families, second time buyers or first-time buyers, this home offers a comfortable layout, modern features, and excellent access to nearby amenities.

The property briefly comprises a vestibule and hallway with space for coats and shoes, leading into a bright and airy front lounge featuring a fireplace. The modern fitted kitchen and dining area have been recently installed, offering ample storage, integrated appliances, and patio doors leading to the rear garden, perfect for entertaining family and friends.

Upstairs, there are two generous double bedrooms and one single bedroom, ideal for a child's room or home office. The accommodation is completed by a three-piece shower suite comprising a shower enclosure, wash basin, and WC.

Externally, the property benefits from a front garden area and a driveway providing off-road parking for one vehicle. To the rear, there is a lovely patio area with steps leading to a stoned garden surrounded by mature trees, offering both privacy and charm.

Additional benefits include double glazing and gas central heating throughout. The property enjoys a fantastic location close to Salford City Centre and Manchester City Centre, with easy access to motorway networks, transport links, and a range of local amenities.

This is a great family home in a sought-after area, combining comfort, convenience, and value.

Early viewing is highly recommended, as properties in this location do not stay on the market for long!

Kitchen/ Dining
17'0" x 9'2" (5.20m x 2.80m)

Lounge
13'9" x 11'5" (4.20m x 3.50m)

Bedroom
10'2" x 12'1" (3.10m x 3.70m)

Bedroom
10'9" x 9'2" (3.30m x 2.80m)

Bedroom
10'2" x 9'6" (3.10m x 2.90m)

Shower Room
10'9" x 9'6" (3.30m x 2.90m)

Disclaimer:
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred

that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

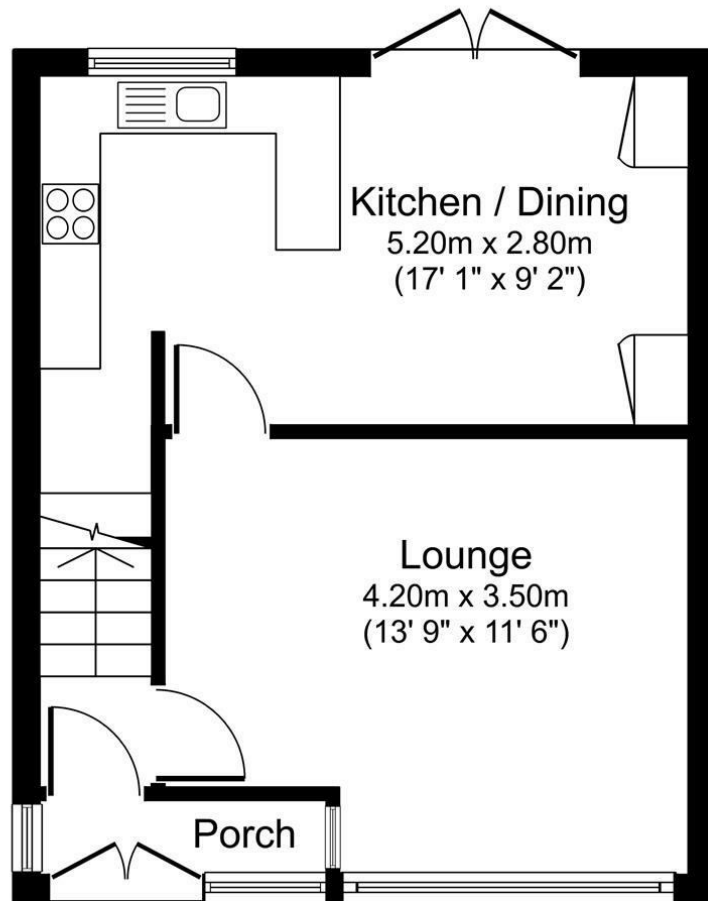
Vacant possession upon completion

Viewing:

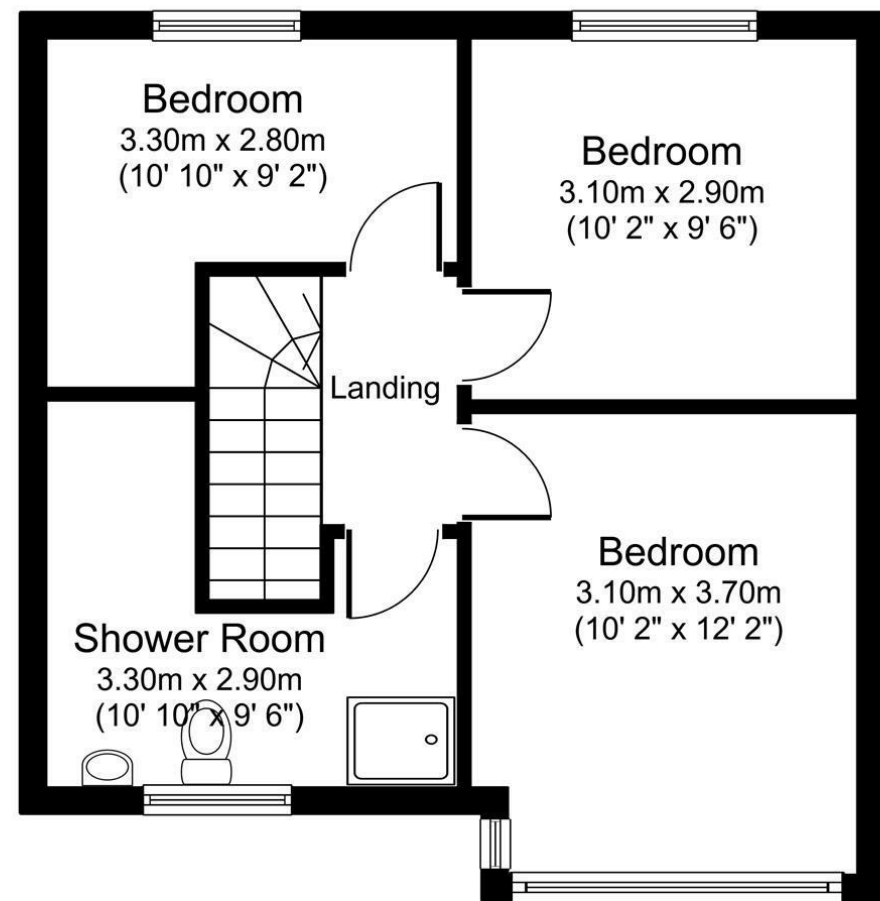
Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Ground Floor



First Floor

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