



6 Mayfair Avenue Salford M6 8AF

Offers over £175,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this spacious three bedroom mid terrace property positioned on a popular Salford Cul de sac. The property comprises hallway, lounge, modern fitted kitchen, storage room and downstairs W/C, shaped landing, three bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a garden to the front with access to the side leading onto the rear garden area. Ideally positioned within close proximity to Salford Royal Hospital and access into Monton and Salford! Offered With NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Fitted bathroom suite
- Great first time or buy to let property!
- Spacious three bedroom terrace property
- Fitted kitchen
- Larger than average garden to the rear
- Hallway
- Rear hallway with store room and W/C
- Close to Salford Royal Hospital

Hallway

uPVC double glazed door to front, wood effect flooring and stairs to the first floor.

Lounge 11'9 x 15'5 (3.58m x 4.70m)

Wooden double glazed window to the front, wood effect flooring, television point, double panel radiator and feature fire surround with space for electric fire.

Kitchen 10'7 x 9'6 (3.23m x 2.90m)

Fitted with wall and base units, roll edge worktops, sink unit, gas hob and electric oven, space for fridge freezer, space for washing machine, tiled to complement, double panel radiator and tiled floor. Wooden double glazed window to the rear.

Inner hallway 6'1 x 2'7 (1.85m x 0.79m)

Door to the rear, tiled flooring.

Storeroom 4'7 x 2'7 (1.40m x 0.79m)

Storage space.

W/C 4'7 x 2'7 (1.40m x 0.79m)

Low level W/C and wooden double glazed window to the rear.

Shaped landing

Loft access and storage cupboard.

Bedroom One 14'5 x 11'2 (4.39m x 3.40m)

Two wooden double glazed windows to the front and single panel radiator.

Bedroom Two 14'5 x 10'3 (4.39m x 3.12m)

Two wooden double glazed windows to the rear and single panel radiator.

Bedroom Three 10'3 x 7'1 (3.12m x 2.16m)

Wooden double glazed window to the front and single panel radiator.

Bathroom 7'8 x 6'2 (2.34m x 1.88m)

Fitted with low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement and wooden double glazed window to the rear.

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band A.

The current EPC rating is currently a D.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the

property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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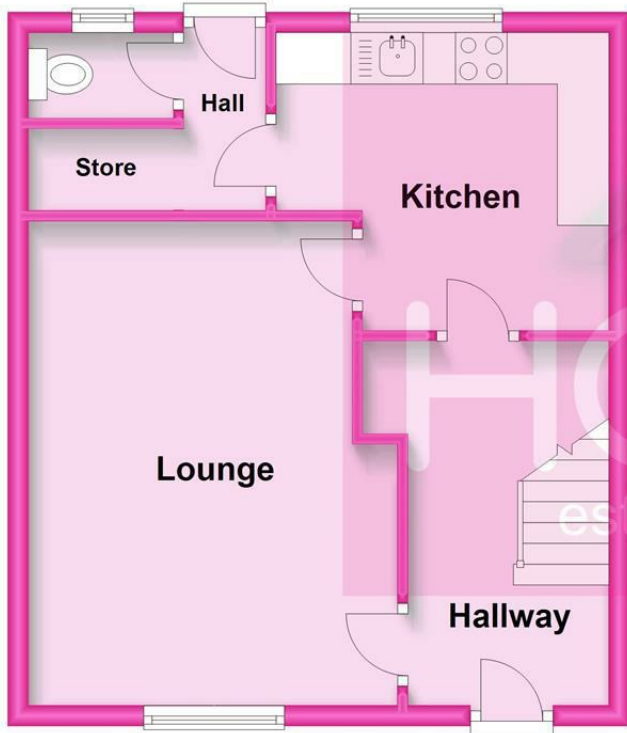
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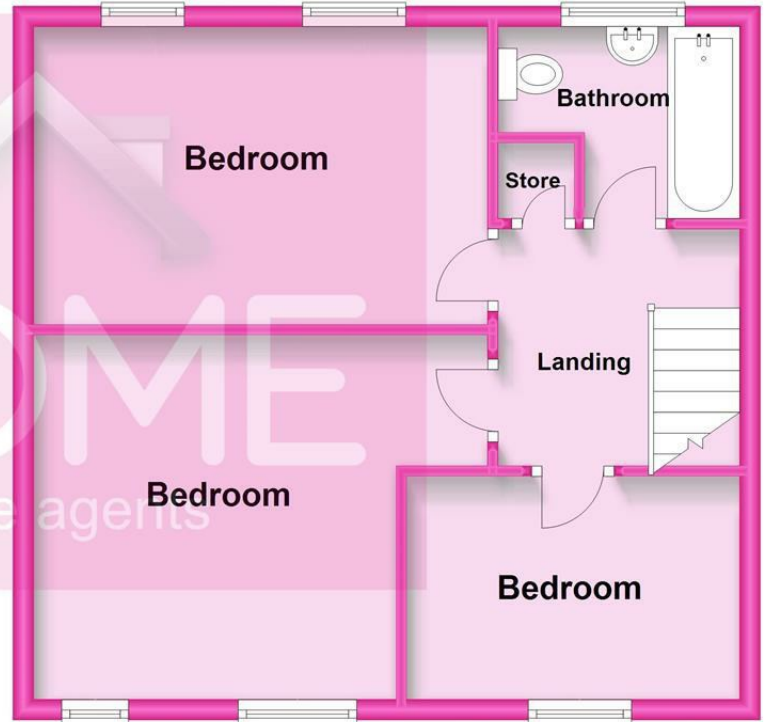
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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