



46 Barff Road Salford M5 5FS

£150,000

GREAT INVESTMENT OPPORTUNITY! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this spacious three bedroom terrace property located in a popular Salford location. The property, which offers the opportunity to add your own stamp and create your perfect home, comprises hallway, lounge, dining room, fitted kitchen, shaped landing, three bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a yard to the front and rear. Location close to Eccles, Trafford Park and Salford Royal Hospital the property is well positioned. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- GREAT INVESTMENT OPPORTUNITY!
- Hallway
- Fitted kitchen
- Popular Salford location!
- NO VENDOR CHAIN!
- Lounge
- Fitted bathroom suite
- Three bedroom terrace property
- Dining room
- Yard to the rear



Hallway

Lounge 13'7 x 10'7 (4.14m x 3.23m)

Dining room 13'8 x 11'1 (4.17m x 3.38m)

Kitchen 13'8 x 11'1 (4.17m x 3.38m)

Shaped landing

Bedroom One 14'4 x 11'0 (4.37m x 3.35m)

Bedroom Two 12'2 x 9'1 (3.71m x 2.77m)

Bedroom Three 9'1 x 7'8 (2.77m x 2.34m)

Bathroom 5'3 x 5'1 (1.60m x 1.55m)

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 E.

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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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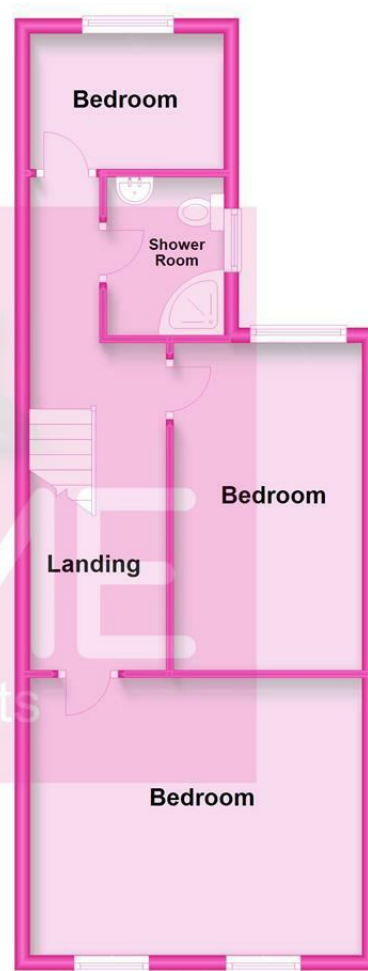
Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



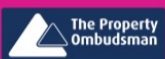
Total area: approx. 96.3 sq. metres (1036.1 sq. feet)

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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