

Urmston Office

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Stretford Office

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Monton Office

0161 789 8383
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49 Goulden Street Salford M6 5PZ
£175,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well presented and well positioned two bedroom terrace property which would make a great first time buy or investment property! The property comprises lounge, dining room, fitted extended kitchen, shaped landing, two bedrooms and a fitted shower room. Externally there is a paved yard area. The property is heated via gas central heating and double glazing. Ideally offered with NO CHAIN And close to Salford Quays and Media City along with transport links into Eccles, Salford and Manchester City Centre. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN
- Dining room
- Fitted shower room
- Close to Salford Quays and Media City
- Well presented throughout
- Modern fitted kitchen
- Yard to the rear
- Lounge
- Two good size bedrooms
- Perfect first time buy



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Lounge 13'0 x 12'3 (3.96m x 3.73m)

Dining room 13'1 x 12'1 (3.99m x 3.68m)

Kitchen 15'4 x 6'9 (4.67m x 2.06m)

Shaped landing

Bedroom One 13'2 x 12'4 (4.01m x 3.76m)

Bedroom Two 12'1 x 8'0 (3.68m x 2.44m)

Shower room 7'2 x 6'9 (2.18m x 2.06m)

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 TBC.

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 and floorplans are approximate and are for illustration only.

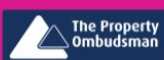
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could

result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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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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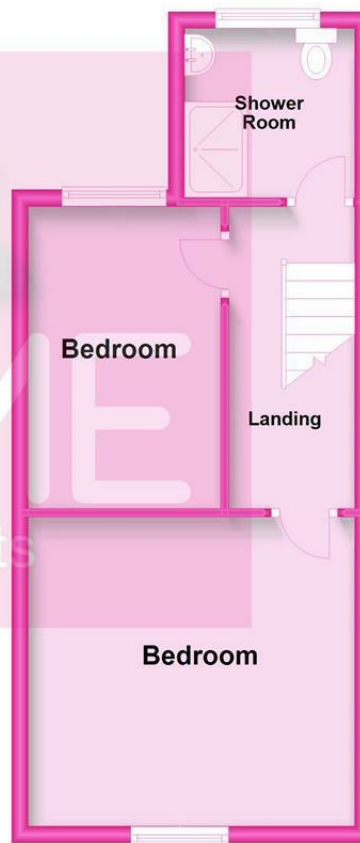
Ground Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 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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