



Hacking Street, Salford M7 4ZD

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Hacking Street, Salford M7 4ZD

OFF ROAD PARKING  
WITHIN 1.3 MILES OF VICTORIA STATION

Hunters are proud to present this attractive detached family home. Consisting of a living room, kitchen, dining room, four double bedrooms, an en-suite, lawned, CCTV cameras, fully fitted alarm, paved rear garden and off road parking.

Situated within 1.3 miles of Victoria station, within 0.2 miles of great bus links running to the Trafford centre and Salford Royal, close links to the motorway, within 1.5 miles of the university of Salford, and within 0.7 miles of great local greenery including Albert Park.

Planning permission approved for back and garage extension that is valid till 2025.

VIEWING HIGHLY RECOMMENDED!





## **GROUND FLOOR**

### **HALLWAY**

Spacious entrance hall leading to living room, dining room and kitchen with tiled floors and gas central heated radiator.

### **LIVING ROOM**

With tiled flooring, dual aspect front and rear uPVC windows offering natural light and gas central heated radiator.

### **DINING ROOM**

Connected to the kitchen with tiled flooring, gas central heated radiator and uPVC double glazed front facing window.

### **KITCHEN**

With eye and base level units, plumbing for washing machine and dryer, tiled flooring and double glazed uPVC garden facing window.

## **FIRST FLOOR**

### **MASTER BEDROOM**

Spacious double bedroom with built in storage, double glazed uPVC window, fitted carpets and leading to en-suite



## **EN-SUITE**

Connected to master bedroom with tiled flooring and walls, low level W/C, pedestal style sink, heated towel rail and double glazed uPVC window.

## **SECOND BEDROOM**

A further double bedroom with fitted carpets, gas central heated radiator and built in storage and double glazed uPVC window.

## **THIRD BEDROOM**

Third double bedroom with fitted carpets, built in storage, gas central heated radiator and double glazed uPVC window.

## **FOURTH BEDROOM**

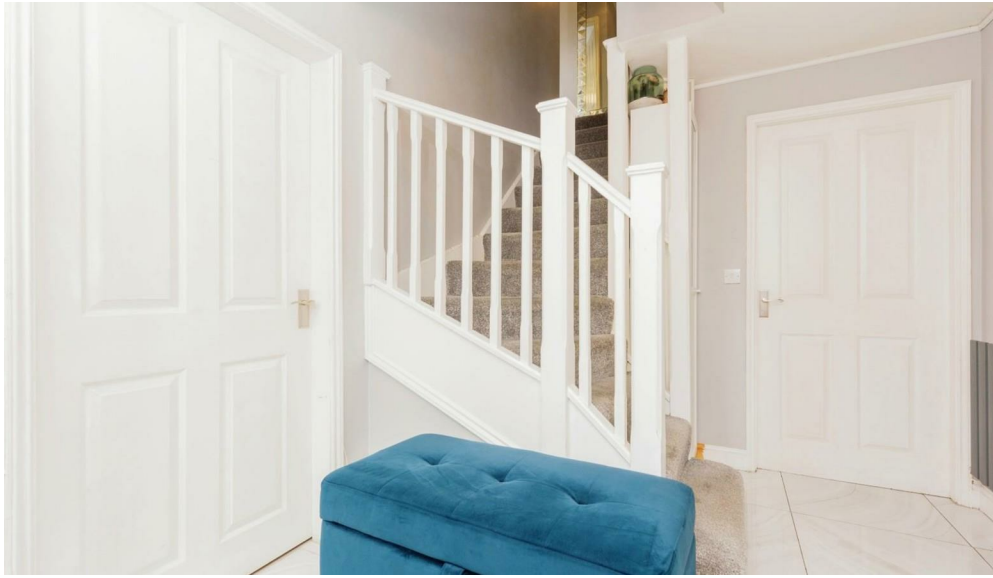
Fourth double bedroom with fitted carpets, built in storage, gas central heated radiator and double glazed uPVC window.

## **BATHROOM**

With shower cubicle, pedestal style sink, low level W/C, tiled walls and floors, double glazed uPVC window and heated towel rail.

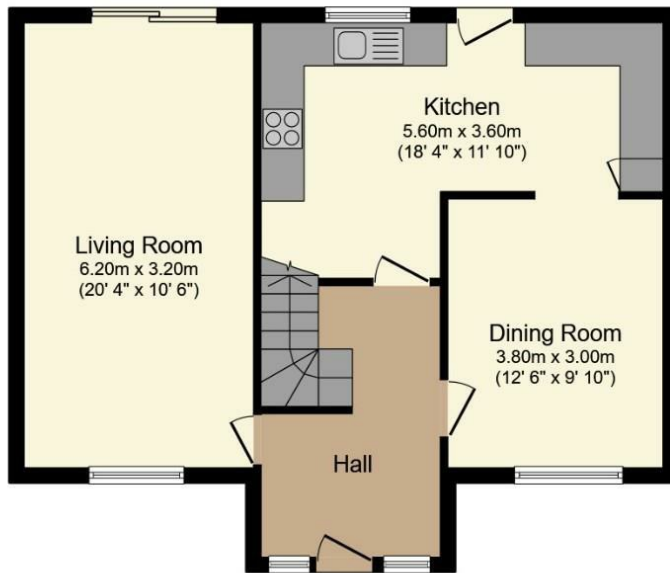
## **GARDEN**

Lawned and paved rear garden with fence boundaries. Ideal for entertaining.

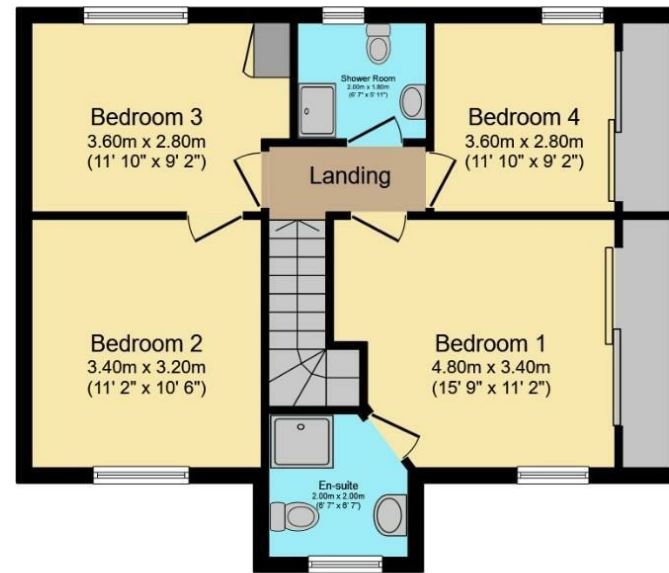




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**Ground Floor**



**First Floor**

Total floor area 115.9 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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		

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters South Manchester - 0161 945 9000 <https://www.hunters.com>

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