



 **3**
Bedrooms

 **1**
Bathroom



****EXCELLENT BUY TO LET OPPORTUNITY**** C & R City are pleased to bring to the market a well presented and spacious extended three bedroom mid terrace house. The property comprises of an entrance hallway. The hallway houses a staircase to the first floor and also provides access to a spacious lounge, seperate dining room, kitchen and downstairs bathroom. To the first floor there are three good size bedrooms. The loft has also been partially converted. Externally, the property benefits from an enclosed rear yard. The property is in close proximity to major network links to Manchester City Centre. This superb, well maintained terraced property is an ideal buy to let investment. Please note, the property is currently tenanted until June 2024.

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Lounge 3.51m x 3.18m (11' 6" x 10' 5")

Dining Room 3.65m x 3.45m (12' x 11' 4")

Kitchen 3.19m x 2.72m (10' 6" x 8' 11")

Bathroom 1.29m x 2.49m (4' 3" x 8' 2")

Master Bedroom 4.23m x 3.36m (13' 11" x 11')

Bedroom Two 3.64m x 2.62m (11' 11" x 8' 7")

Bedroom Three 2.27m x 2.71m (7' 5" x 8' 11")



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stapleton Street, Salford, M6 7NR

