



**** RENOVATED THREE BEDROOM HOME WITH NO CHAIN **** This fantastic home has recently undergone a significant programme of works including NEW KITCHEN and BATHROOM, NEW BOILER, RE PLASTERING and MUCH MORE! Not to be missed, this fantastic home is ideally located on Graham Road, close to exceptional transport links, amenities, good local schooling and well-kept public parks. The property comes complete with a welcoming entrance hallway, family lounge, dining room and beautiful kitchen to the ground floor. With three well-proportioned bedrooms and a three-piece bathroom to the 1st floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has the added benefits of a well-kept courtyard to the rear! Houses in this location are extremely sought after and early viewing will be essential, for more details or to arrange your viewing get in touch today!

**Graham Road
Salford, M6 8PS**

**Offers in Excess of
£190,000**

0161 7074900

Entrance Hallway

Ceiling light point, wall-mounted radiator and carpeted flooring.

Lounge 14' 4" x 10' 6" (4.37m x 3.20m)

A stunning family sized lounge complete with a double glazed bay window to the front, ceiling light point, laminate wood effect flooring and a wall-mounted vertical radiator. Opening into the dining room.

Dining Room 14' 1" x 12' 11" (4.29m x 3.93m)

A spacious dining room that comes complete with a double glazed window to the rear, ceiling light point and a wall-mounted radiator. Sliding doors leading into the lounge. Access door to the kitchen and laminate wood flooring.

Kitchen

A spacious kitchen fitted with a stunning new range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Built in oven, hob and extractor. Space for a fridge/ freezer and washing machine. Double glazed window to the side and rear, ceiling light point, wall-mounted radiator and cushioned flooring. Access door leads out to the rear courtyard garden.

Landing

Ceiling light point, wall-mounted radiator, loft access and carpeted flooring.

Bedroom One 14' 1" x 11' 7" (4.29m x 3.53m)

Two double glazed windows to the front, ceiling light point and a wall-mounted radiator. Carpeted flooring.

Bedroom Two 13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window to the rear, ceiling light point and a wall-mounted radiator. Carpeted flooring.

Bedroom Three 8' 3" x 7' 0" (2.51m x 2.13m)

Double glazed window to the rear, ceiling light point, a wall-mounted radiator and carpeted flooring.

Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the side, ceiling light point and a wall-mounted radiator. Tiled walls and cushioned flooring.

Externally

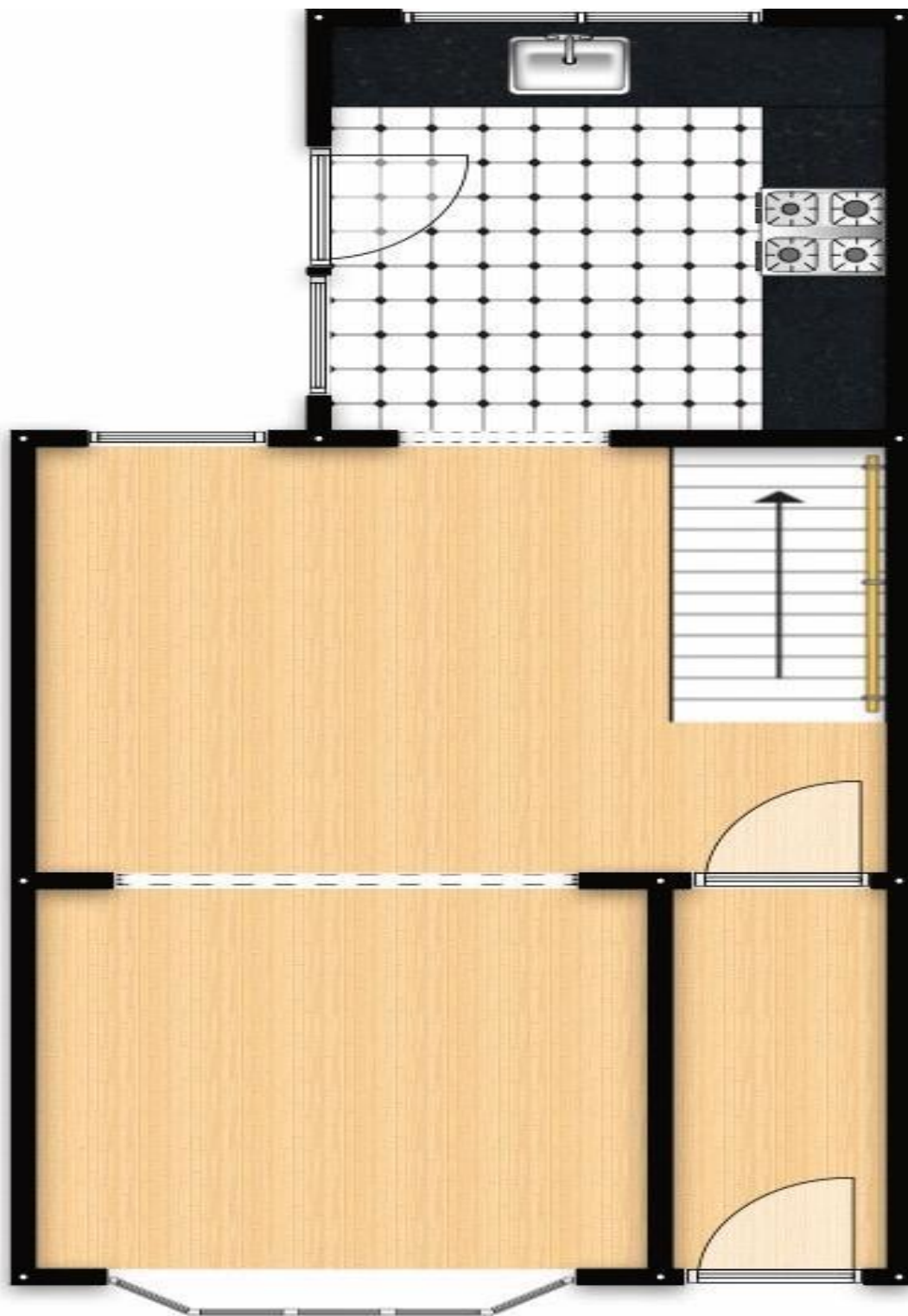
To the front of the property is an enclosed low maintenance courtyard set behind a brick built wall and gate. Whilst to the rear is an enclosed low maintenance, flagged courtyard garden that benefits from the sun into the afternoons.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)

24, Graham Road SALFORD M6 8PS	<div>Energy rating</div> <div>D</div>	Certificate number 0162-2882-7490-2720-3055
Valid until 21 January 2030		

Property type
Mid-terrace house

Total floor area
96 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)