



Stapleton Street

Salford



In Excess of **£200,000**

Stapleton Street

Salford

Beautifully presented and perfectly positioned, this stylish two-bedroom terraced home in the sought-after area of Irlam O' th' Height offers an ideal opportunity for first-time buyers!

Council Tax band: A

Tenure: Freehold

- Well-Presented Two Bedroom Terraced Property
- Open Plan Lounge and Dining Room Separated via an Archway
- Modern Fitted Kitchen and Contemporary Four-Piece Family Bathroom
- Low maintenance, courtyard style garden to the rear
- Early Viewing Highly Advised
- Gas central heated and double glazed
- Great location, Close to Excellent Transport Links, Amenities and Well-Kept Public Parks
- Two double bedrooms
- Would Make the Perfect First home
- Located in the Popular Irlam O' th' Height



HILLS



Reception One

10' 2" x 10' 6" (3.10m x 3.20m)

Reception Two

12' 2" x 11' 2" (3.70m x 3.40m)

Kitchen

8' 10" x 8' 6" (2.70m x 2.60m)

Landing

Bedroom One

12' 10" x 9' 10" (3.90m x 3.00m)

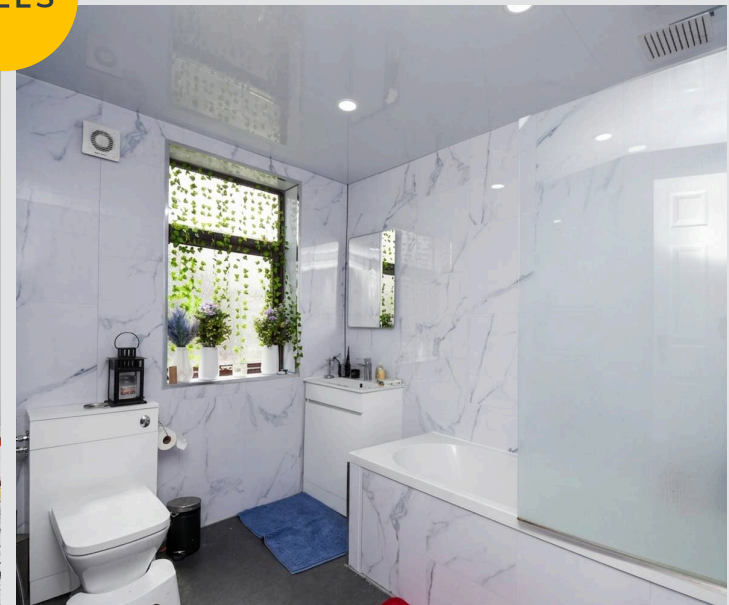
Bedroom Two

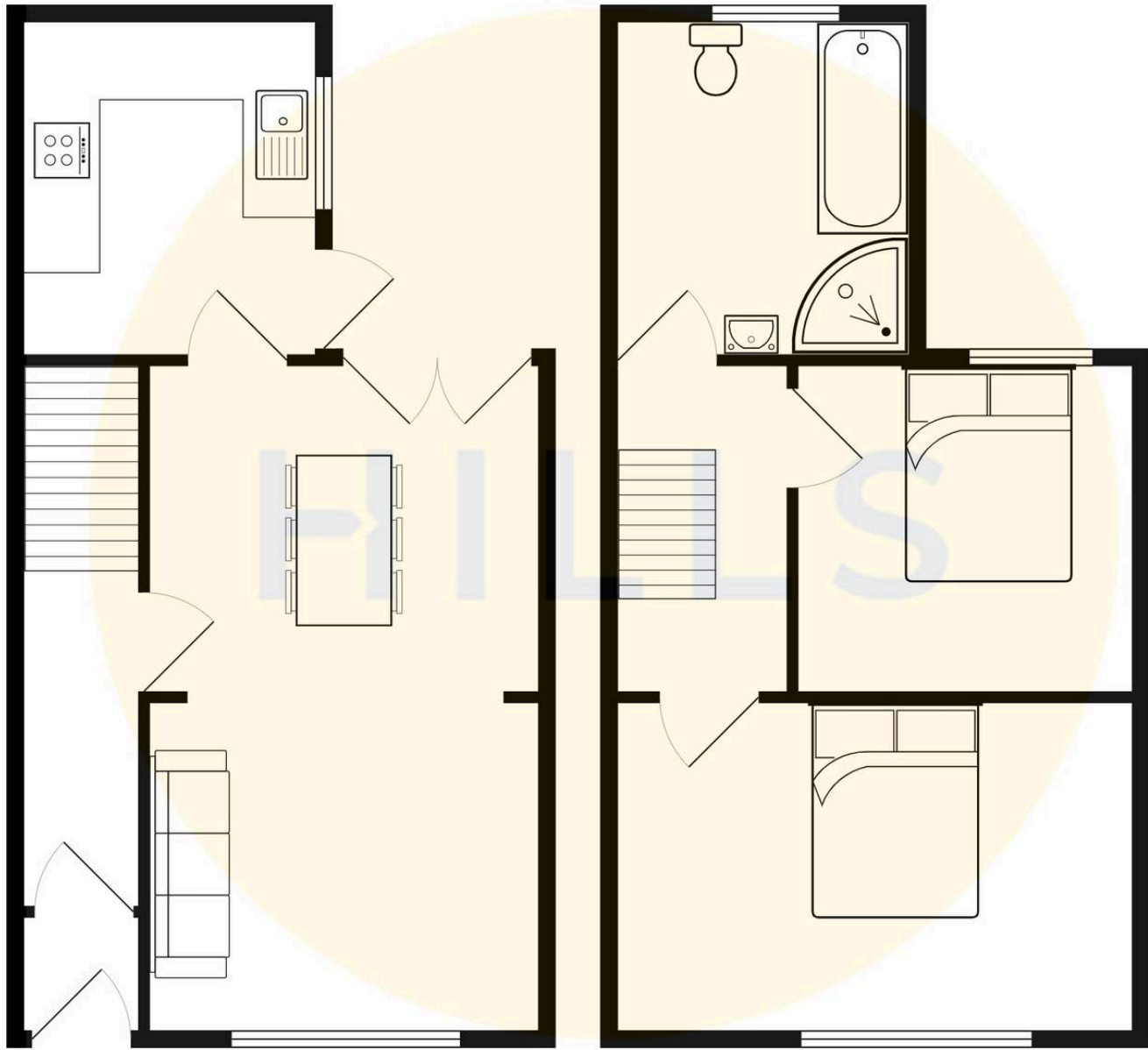
12' 2" x 8' 10" (3.70m x 2.70m)

Bathroom

8' 6" x 8' 6" (2.60m x 2.60m)

Loft







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.