



265 Lower Broughton Road, Salford

Salford

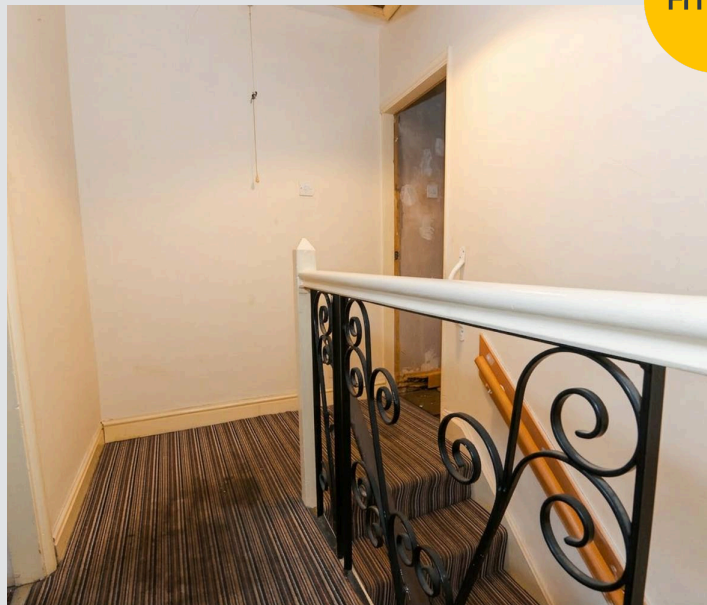
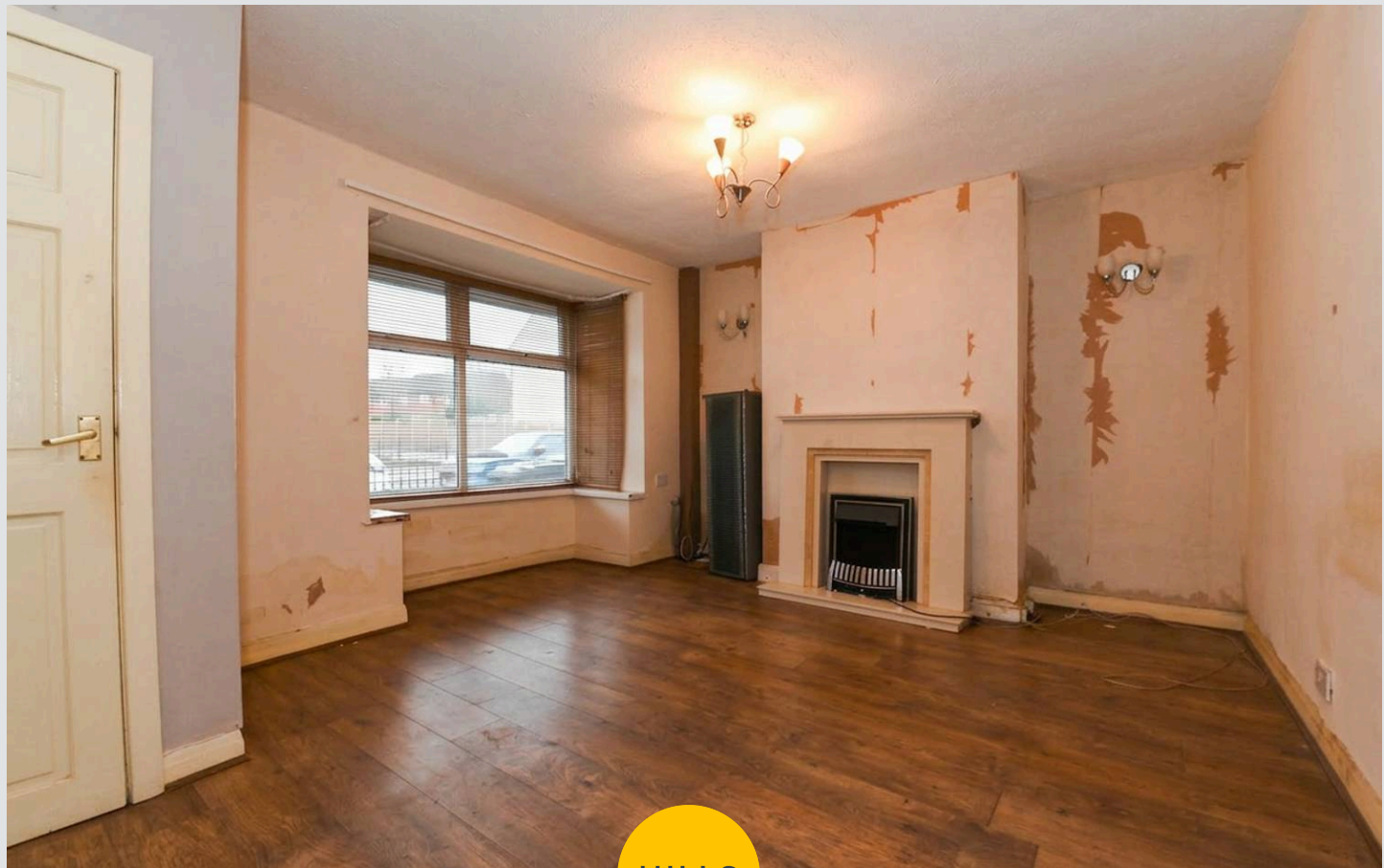


Guide Price £195,000

265 Lower Broughton Road

Salford, Salford

* OFFERED FOR SALE BY HILLS PROPERTY AUCTIONS *
FANTASTIC INVESTMENT OPPORTUNITY. A SPACIOUS
TERRACED HOUSE. On the ground floor there is a
spacious lounge and a kitchen. On the first floor
there are three bedrooms and a family bathroom.
Windows are UPVC double glazed. There is a garden
to the rear of the house. The property is conveniently
located for access to local shops, schools and
transport links. **COULD THIS BE THE ONE FOR YOU?
CALL US NOW TO BOOK A VIEWING! * AUCTION END
DATE - 2pm THURSDAY 7th OF MAY 2026 - THE
CURRENT BID IS £210,000 - CALL NOW TO BID! * Offered
for sale by Hills Property Auctions. Should you view,
offer, or bid on the property, your information will be
shared with the Auctioneer, Hills Property Auctions.
This method of auction requires both parties to
complete the transaction within 56 days of the draft
contract of sale being received by the buyers
solicitor. This time allows buyers to purchase with
mortgage finance where necessary. The buyer is
required to sign a reservation agreement and make
payment of a non-refundable Reservation Fee. This
being 3% of the purchase price including VAT,
subject to a minimum of £3,600 including VAT. The
Reservation Fee is paid in addition to, and does not
constitute part of the purchase price, however may
be considered as part of the chargeable
consideration for the property in the calculation for
stamp duty liability. Buyers will be required to
provide proof of how the purchase will be funded
along with ID for verification. This property benefits
from a Buyer Information Pack which is a collection
of documents & information relating to the property.
The documents may not tell you everything you
need to know about the property, and therefore you**



Lounge

15' 5" x 14' 1" (4.70m x 4.30m)

Kitchen

15' 5" x 8' 10" (4.70m x 2.70m)

Bedroom One

15' 1" x 9' 2" (4.60m x 2.80m)

Bedroom Two

9' 2" x 9' 2" (2.80m x 2.80m)

Bedroom Three

9' 6" x 8' 2" (2.90m x 2.50m)

Bathroom

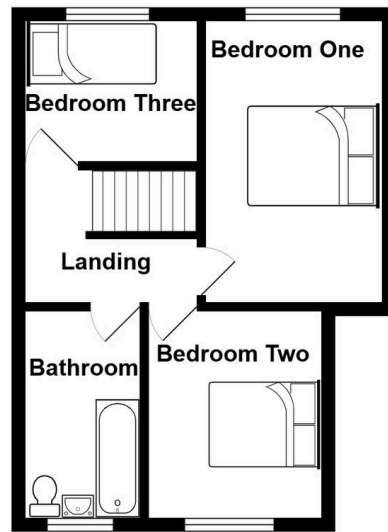
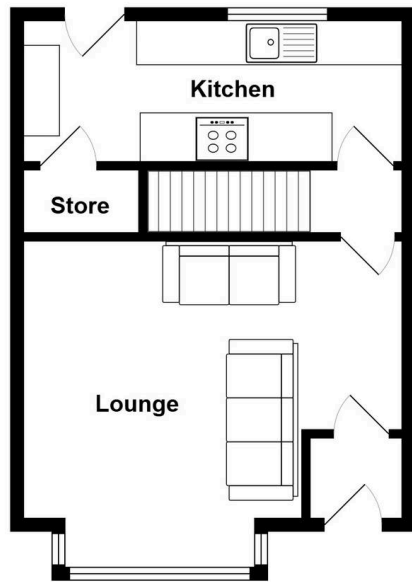
9' 2" x 5' 7" (2.80m x 1.70m)





HILLS







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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.