



Bradley Avenue
Salford

Miller Metcalfe
Every step of the way

Bradley Avenue

Salford

End of Terrace



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EPC Rating - C

*** Calling All First Time Buyers and To Let Investors - Early Viewing Strongly Advised ***

Splendid Larger Than Average End Terraced Home Situated Upon A Generous Plot With Wonderful Well Proportioned Living Space, Gardens Front and Rear, Situated Within a Popular and Highly Convenient Setting, Internal Inspection Essential ***

Situated within the popular area of Salford, this fabulous home offers well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, generous lounge, separate sitting/dining room and a fitted kitchen to the ground floor. On the first floor a landing, three bedrooms plus a modern three piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway providing ample off-road parking. The rear garden is generous in size and offers excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the Northwest.

Properties like this make an excellent first time or second time buy but also make excellent buy to let investments and rarely remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE

Freehold

- LOCAL AUTHORITY AND COUNCIL TAX

Salford - Band A - £1,635 Per Year

- FLOOD RISK

Medium

- BROADBAND

Basic - 9 Mbps

Superfast - 80 Mbps

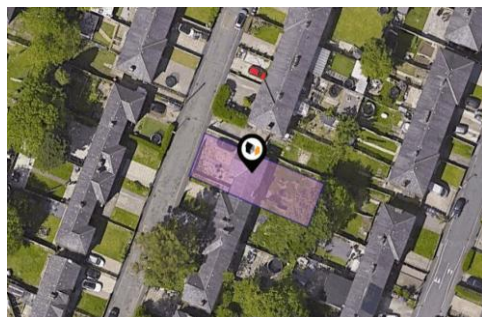
Ultrafast - 2,000 Mbps

- SATELLITE/FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - Yes

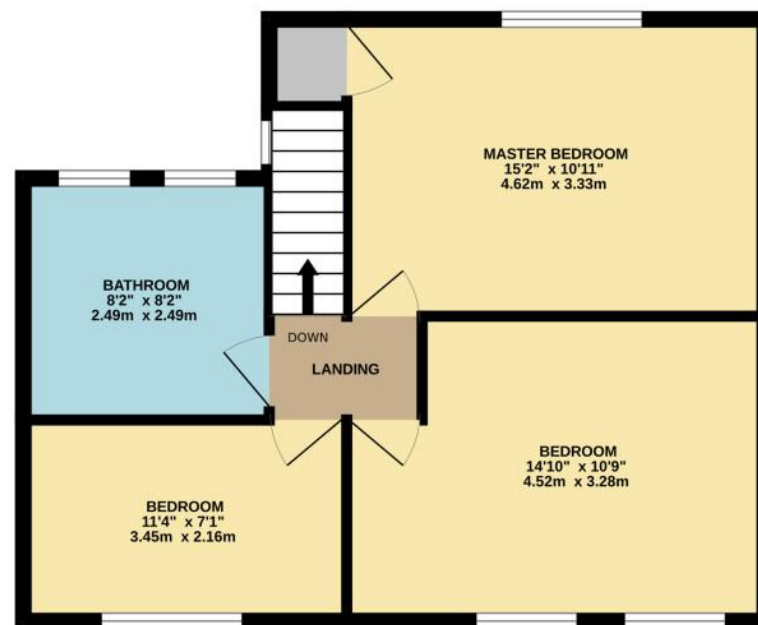




GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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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