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Lower Broughton Road, Salford, M7 2HU

Offers Over £450,000

A FANTASTIC INVESTMENT OPPORTUNITY - WITH TENANT IN SITU ACHIEVING 8.35% YIELD.

Located on Lower Broughton Road in Salford, this mid-terrace house presents an excellent investment opportunity. Boasting six well-proportioned bedrooms, this property is ideal for those looking to enter the housing market or expand their portfolio. The spacious living area offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

The communal kitchen is designed for convenience, providing ample space for cooking and dining together. The property also features two bathrooms and a separate WC, ensuring practicality for residents. One of the highlights of this home is the shared rear garden, a delightful outdoor space that can be enjoyed by all occupants.

Situated in a sought-after location, this property benefits from excellent transport links and local amenities, making it an attractive choice for potential tenants or homeowners alike. With its combination of space, functionality, and prime location, this house is a remarkable opportunity not to be missed.

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- Four Storey Mid Terraced Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D

Ground Floor

Hall

24'11 x 4'1 (7.59m x 1.24m)

Hardwood frosted entrance door, central heating radiator, coving, smoke alarm, wood effect flooring, stairs to first floor, door to stairs for lower ground floor and doors to reception room, kitchen, bedroom six and WC.

Reception Room

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed box window, central heating radiator, coving and wood effect flooring.

Kitchen

13'3 x 11'6 (4.04m x 3.51m)

Two UPVC double glazed windows, smoke alarm, wall and base units, wood effect worktops, two integrated ovens, two four ring electric hobs, extractor hood, stainless steel sink with draining board and mixer tap, space for American style fridge freezer, plumbing for dishwasher, plumbing for washing machine, wood effect flooring and UPVC door to rear.

Bedroom Six

10'2 x 8'6 (3.10m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

WC

5'5 x 3'10 (1.65m x 1.17m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan, PVC panel ceiling, PVC panel elevation and lino flooring.

Lower Ground Floor

Hall

Open access to two cellar rooms

Cellar Room One

14'8 x 13'3 (4.47m x 4.04m)

Power and smoke alarm.

Cellar Room Two

13' x 10'6 (3.96m x 3.20m)

Power and smoke alarm.

First Floor

Landing

12'9 x 5'4 (3.89m x 1.63m)

Doors to four bedrooms and bathroom.

Bedroom Two

12'5 x 9'7 (3.78m x 2.92m)

Hardwood single glazed window, central heating radiator and smoke alarm.

- Six Bedrooms
- Fitted Kitchen
- Tenure: Freehold
- Two Bathrooms
- Ideal Investment Opportunity
- Council Tax Band: C

