



12 Deacons Drive Salford

£270,000

Freehold

THREE BED SEMI DETACHED FAMILY HOME
VACANT POSSESSION
VIEWING RECOMMENDED

*** MOTIVATED SELLER ***

Occupying an enviable position in a sought-after residential location, this spacious three-bedroom semi-detached home offers an exciting opportunity for homeowners, families and investors alike. Boasting stunning valley views, generous proportions throughout and outstanding potential, this is a property ready to be transformed into a truly exceptional home.



• *** MOTIVATED SELLER *** • THREE BED FAMILY HOME • ELEVATED POSITION • SOUGHT AFTER LOCATION



• CUL-DE-SAC • GREAT TRANSPORT LINKS • EDUCATION FACILITIES CLOSEBY • VIRTUAL
TOUR





FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 535 sq.ft. FLOOR 2 517 sq.ft.
EXCLUDED AREAS : PATIO 85 sq.ft.
TOTAL : 1,052 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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