



 **4**
Bedrooms

 **2**
Bathrooms



For investors, the property benefits from strong tenant demand driven by its proximity to major employment hubs, universities, transport links, and local amenities, with clear potential to further enhance returns. For owner-occupiers, it offers spacious and adaptable living in a thriving, well-connected area undergoing continued regeneration and growth.

C & R City are pleased to bring to the market a spacious and well presented end of terrace house on Aylesbury Close, Salford, M5. Positioned just off Liverpool Street in a prime and highly convenient location, this substantial four-bedroom property presents an outstanding opportunity for both investors and owner-occupiers alike. Offering versatile accommodation, excellent connectivity, and strong rental appeal, the property is perfectly placed within easy reach of Salford Quays, MediaCityUK, Salford Royal Hospital, and Manchester City Centre.

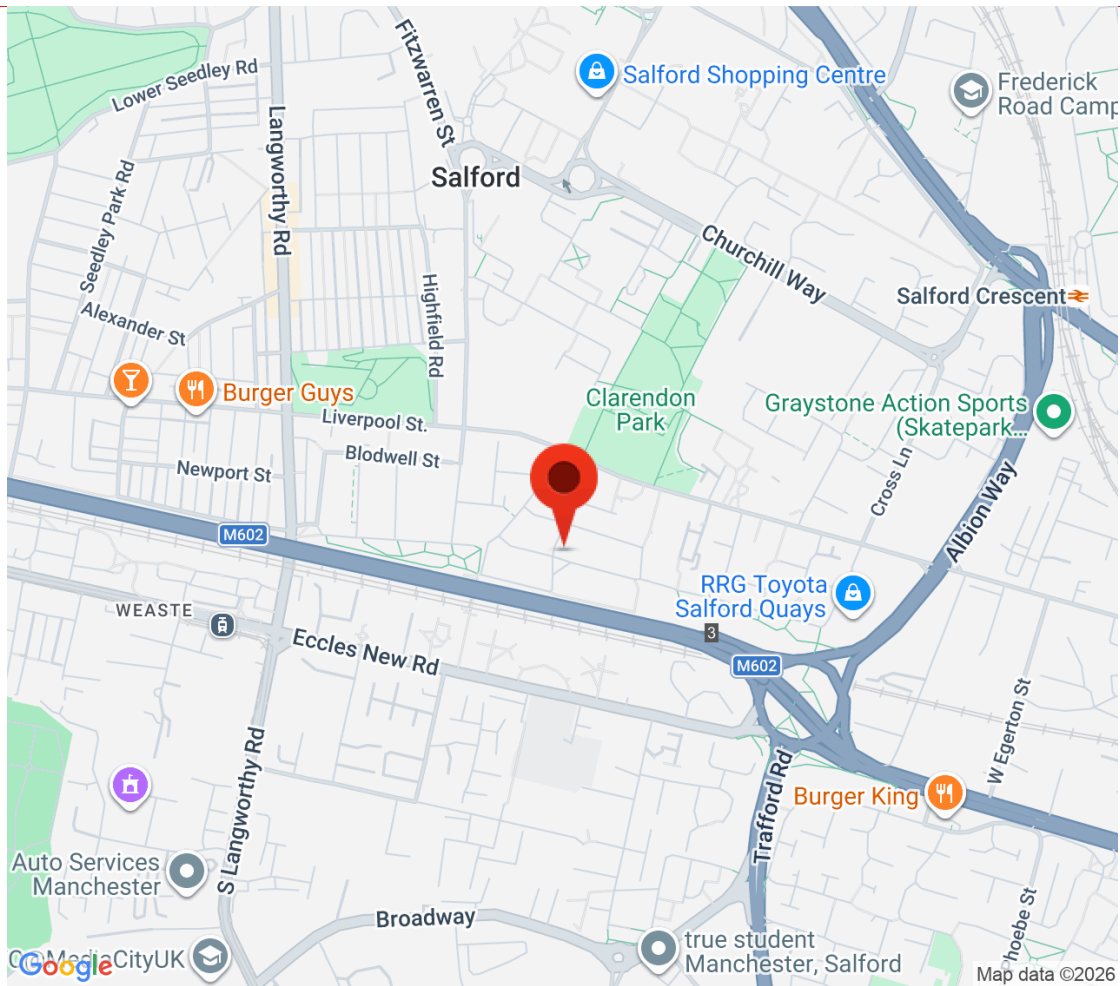
Whether you are seeking a high-yield investment, a multi-generational home, or a spacious property with flexible living arrangements, this home offers exceptional potential. The self-contained annex, complete with its own private entrance, open-plan living/kitchen area, fourth bedroom, and ensuite shower room, creates a fantastic opportunity for supplementary rental income, independent living, guest accommodation, or a home office setup.

The main accommodation briefly comprises a welcoming entrance hallway, a generously proportioned living room ideal for entertaining and everyday family living, and a separate fitted kitchen with ample storage and workspace. To the first floor are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for growing families and professional sharers alike. A separate annex style accommodation can be found to the right of the property which comprises of a lounge, kitchen, one bedroom and a shower room.

Externally, the property continues to impress with a substantial driveway offering ample off road parking, while the private rear gravelled garden provides a low maintenance outdoor space.

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Early viewing is highly recommended to fully appreciate the size, flexibility, and investment potential this impressive property has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Aylesbury Close, Salford, M5 4FQ

