



**MISTORIA**  
ESTATE AGENTS



## 12 Deacons Drive Salford

**£280,000**

**Freehold**

THREE BED SEMI DETACHED FAMILY HOME  
VACANT POSSESSION  
VIEWING RECOMMENDED

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.

A welcoming and spacious entrance hallway sets the tone, leading to two well-proportioned reception rooms that provide flexible living and entertaining space. The generous kitchen offers ample room for redesign and modernisation, creating the perfect heart of the home.



- THREE BED FAMILY HOME • ELEVATED POSITION • SOUGHT AFTER LOCATION • CUL DE SAC



- GREAT TRANSPORT LINKS • EDUCATION FACILITIES CLOSEBY • VIRTUAL TOUR • VIEWING RECOMMENDED





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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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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