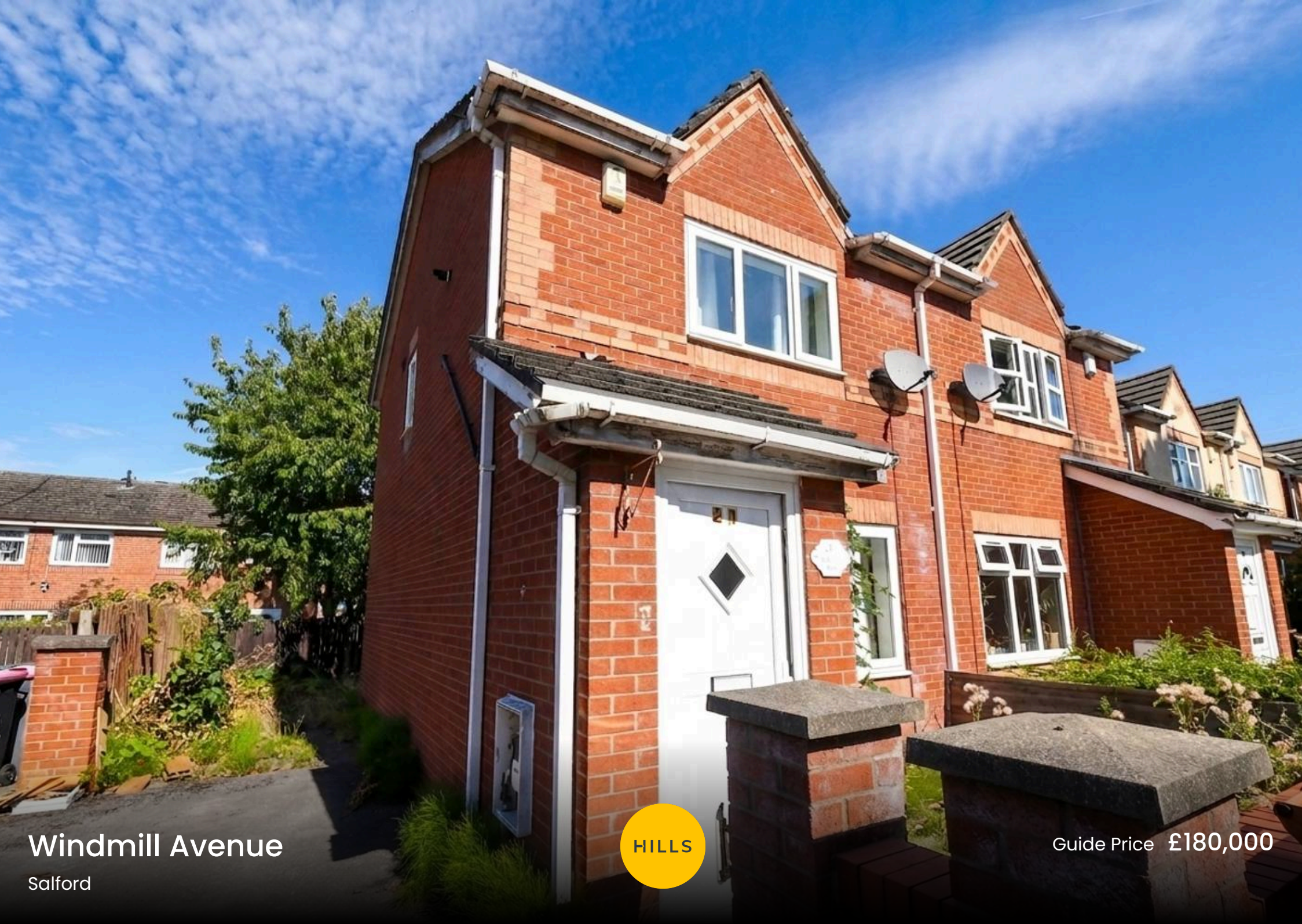




Windmill Avenue

Salford

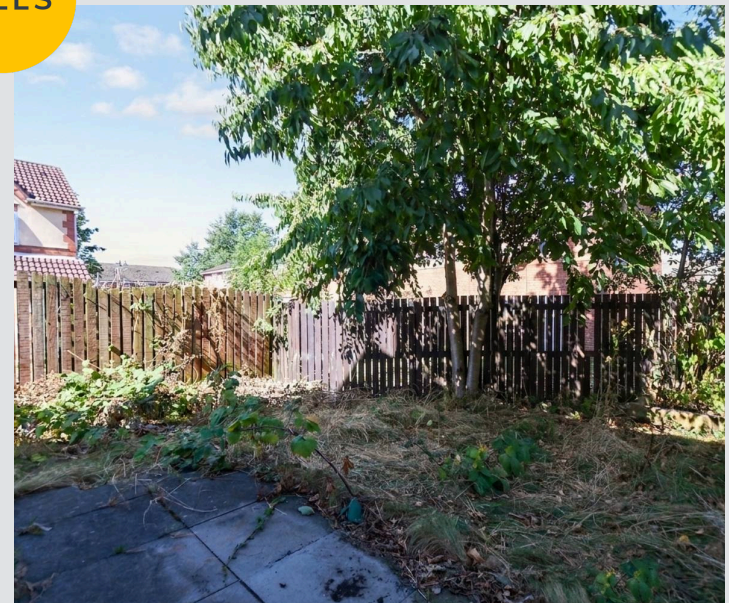
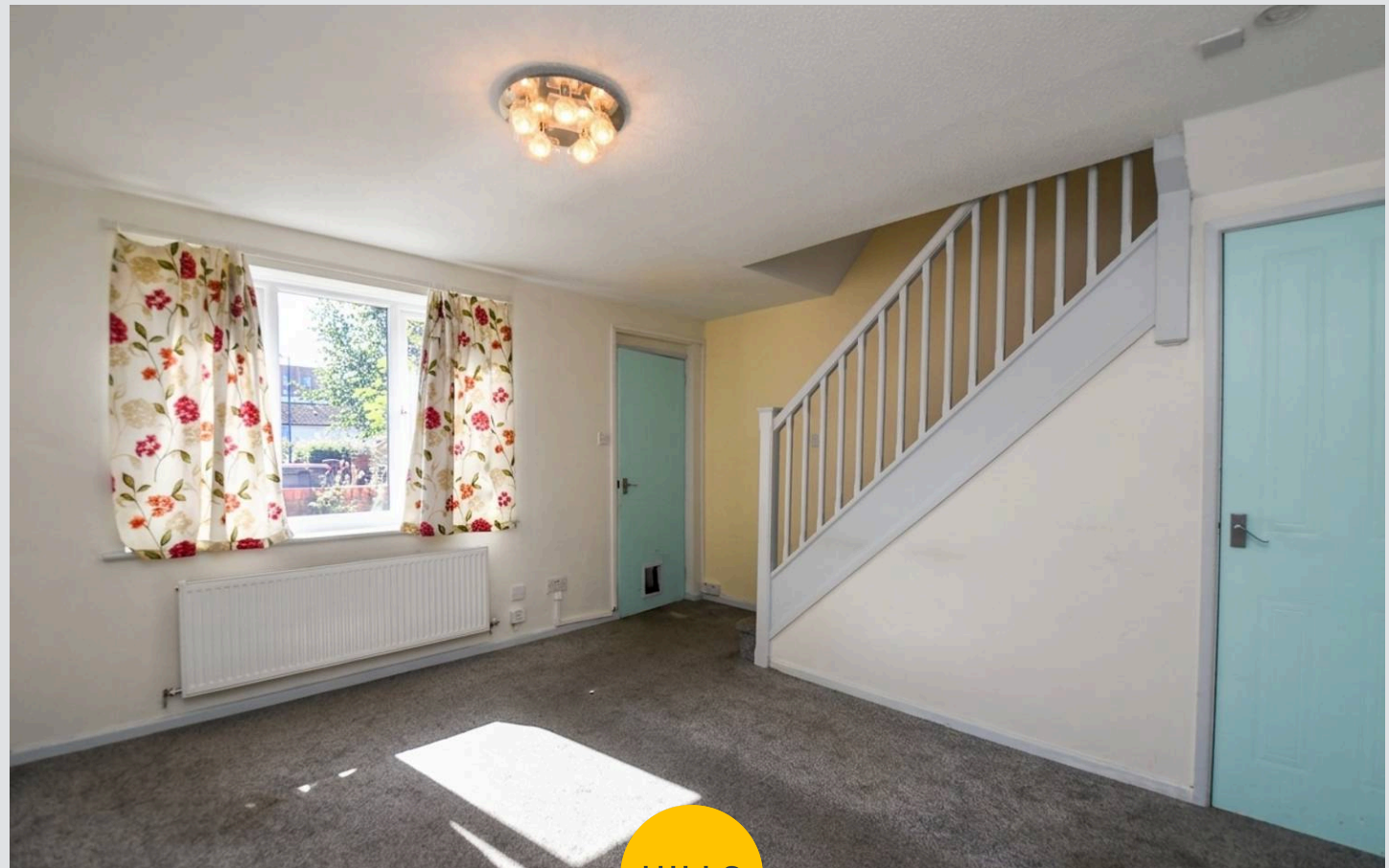
HILLS

Guide Price £180,000

Windmill Avenue

Salford

* CHAIN FREE * OFFERED FOR SALE BY HILLS PROPERTY AUCTIONS * AUCTION ENDS 2PM ON MONDAY 14TH OF SEPTEMBER – CALL NOW TO BID! * CHAIN FREE two bedroom semi-detached property, situated on a quiet cul-de-sac and within walking distance of Salford Quays, Media City and Manchester City Centre, offering a convenient location! As you enter the property you go into an entrance vestibule, which provides access to the spacious lounge. From there, you will find the fitted kitchen diner, with sliding doors to the rear. Upstairs, there are two double bedrooms, and a three-piece family bathroom. Externally, to the side there is a driveway, providing ample off-road parking and fantastic low maintenance gardens to the front, side and rear. Situated in a popular location, the property is within easy access of transport links throughout Manchester, along with a range of bars, shops and restaurants. Viewing is highly recommended – get in touch to secure your viewing today! Offered for sale by Hills Property Auctions. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, Hills Property Auctions. This method of auction requires both parties to complete the transaction within 56 days of the draft contract of sale being received by the buyers solicitor. This time allows buyers to purchase with mortgage finance where necessary. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 3% of the purchase price including VAT, subject to a minimum of £3,600 including VAT. The Reservation Fee is paid in addition to, and does not constitute part of the purchase price, however may be considered as part of the chargeable consideration



Entrance Hallway

5' 2" x 3' 3" (1.58m x 0.99m)

Lounge

14' 2" x 13' 1" (4.31m x 3.99m)

Kitchen Diner

9' 1" x 13' 1" (2.77m x 3.98m)

Landing**Bedroom One**

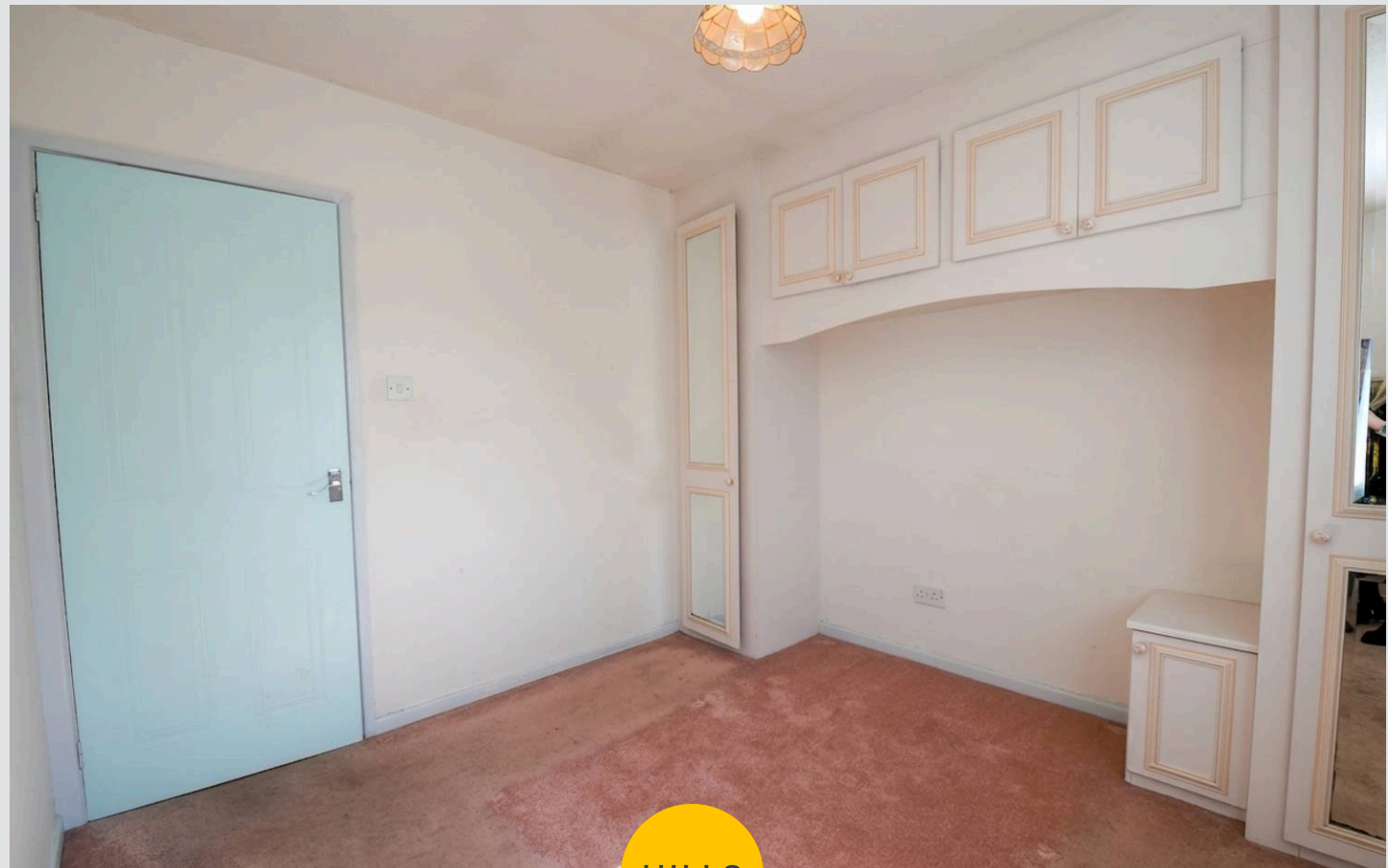
13' 0" x 10' 8" (3.97m x 3.25m)

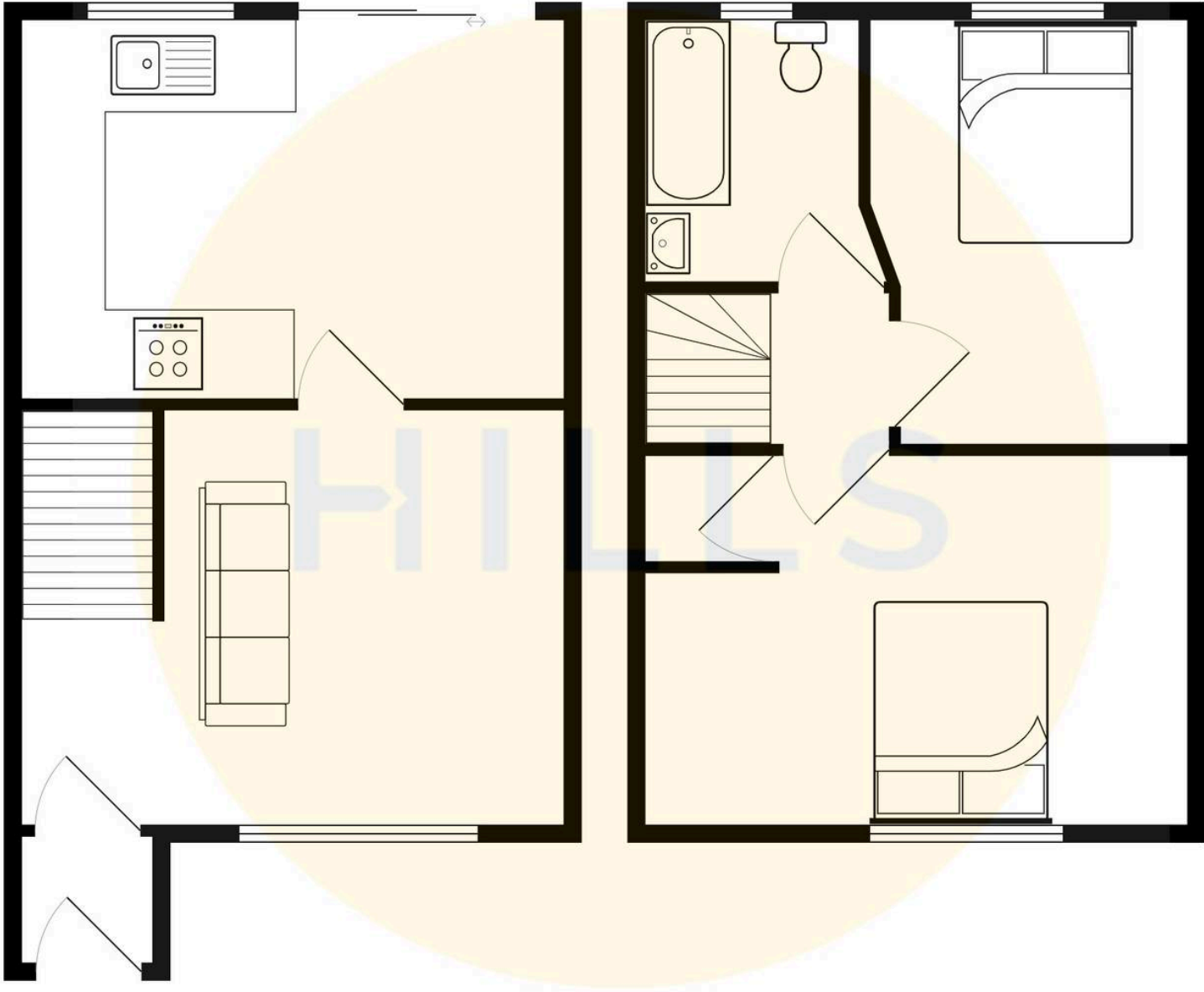
Bedroom Two

12' 3" x 7' 5" (3.74m x 2.27m)

Bathroom

9' 5" x 6' 4" (2.86m x 1.93m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.