



Duchy Road

Salford



£200,000

Duchy Road

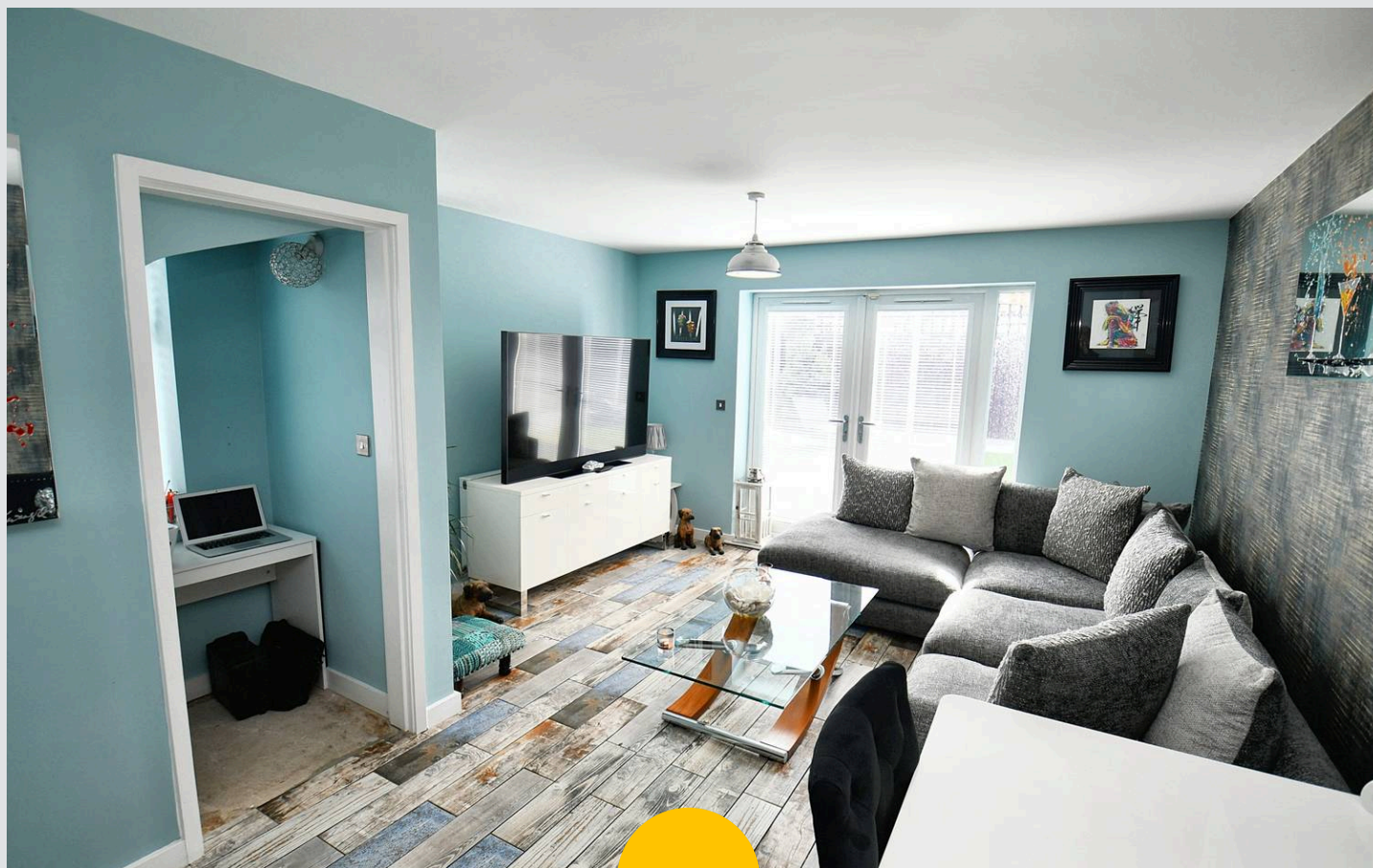
Salford

STOP! Take a look at this FANTASTIC TWO DOUBLE BEDROOM END TERRACED PROPERTY! This modern property was built in 2016 and would be a great first time home or investment!

Council Tax band: A

Tenure: Leasehold

- Modern Two Bedroom End Terraced Property
- Large Lounge Diner
- Modern Fitted Kitchen
- Benefits from a Downstairs W/C
- Two Double Bedrooms
- Modern Three-Piece Bathroom
- Driveway for Off-Road Parking
- Well-Presented Garden to the Rear with Artificial Grass and Paving
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

Lounge / Diner

17' 1" x 13' 5" (5.20m x 4.09m)

Kitchen

6' 1" x 9' 5" (1.85m x 2.87m)

Downstairs W.C

3' 2" x 6' 2" (0.96m x 1.88m)

Landing

Bathroom

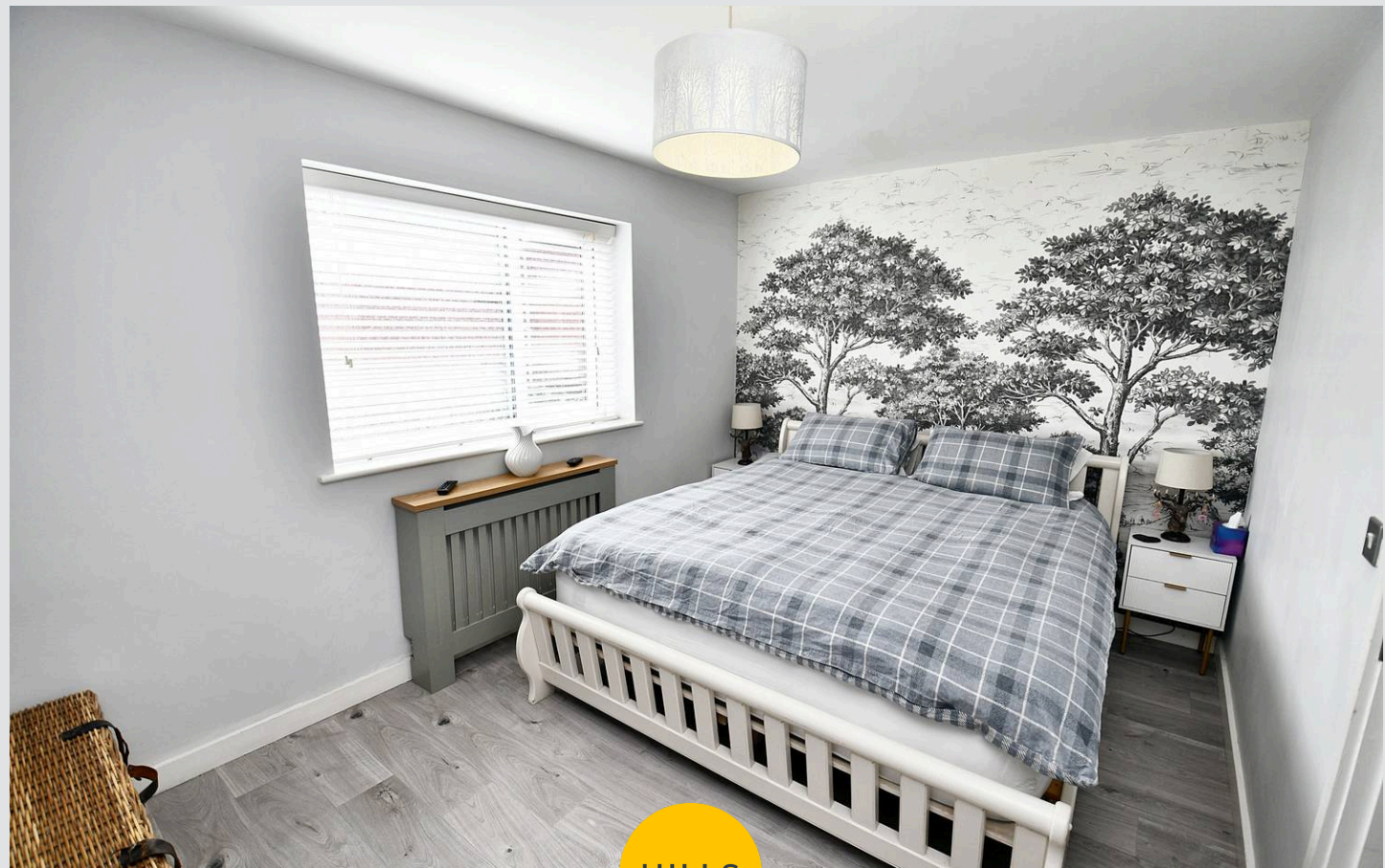
6' 3" x 7' 3" (1.90m x 2.21m)

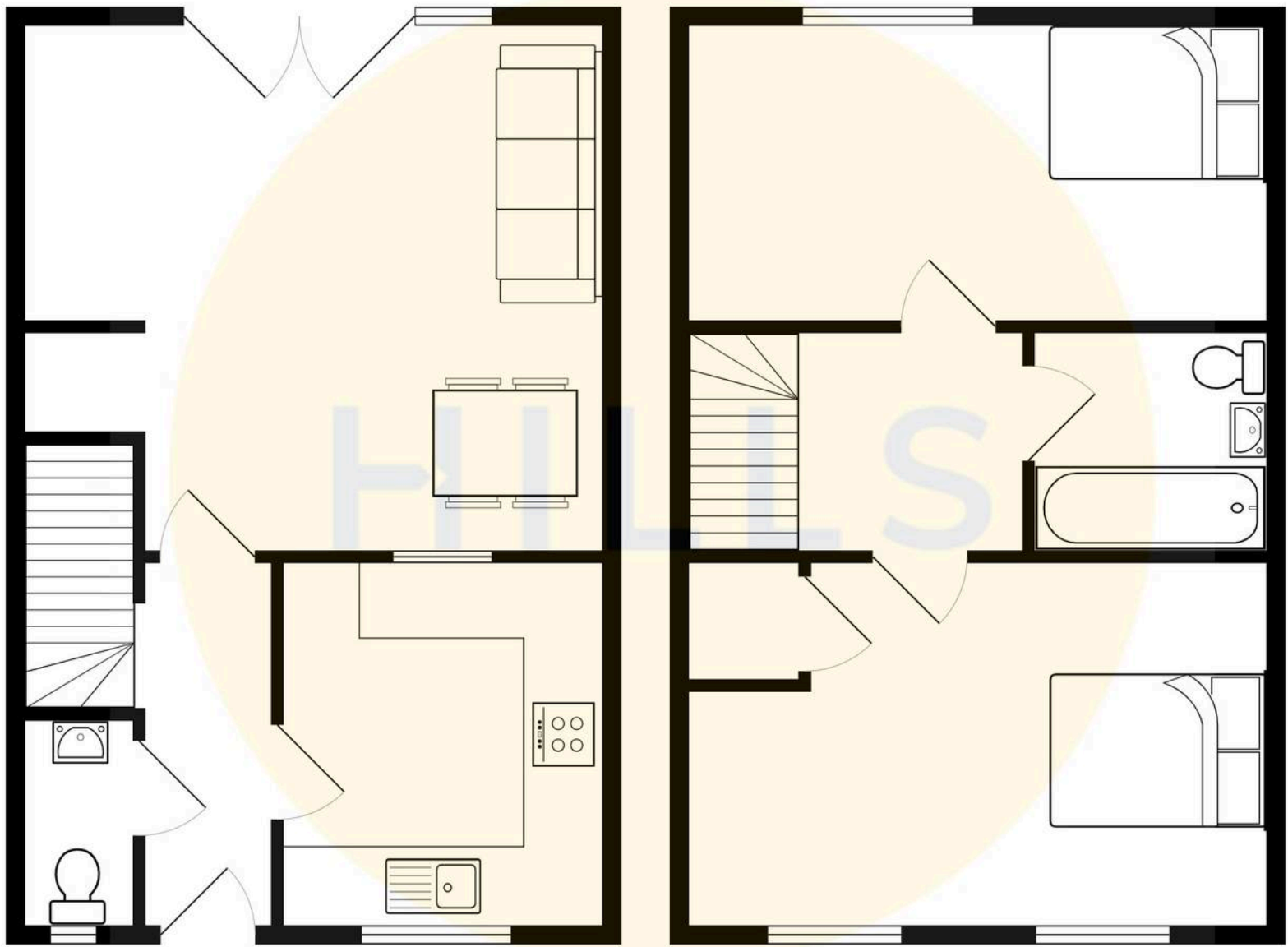
Bedroom One

9' 4" x 13' 6" (2.84m x 4.11m)

Bedroom Two

9' 6" x 13' 0" (2.89m x 3.96m)







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.