



New Herbert Street

Salford



In Excess of **£180,000**

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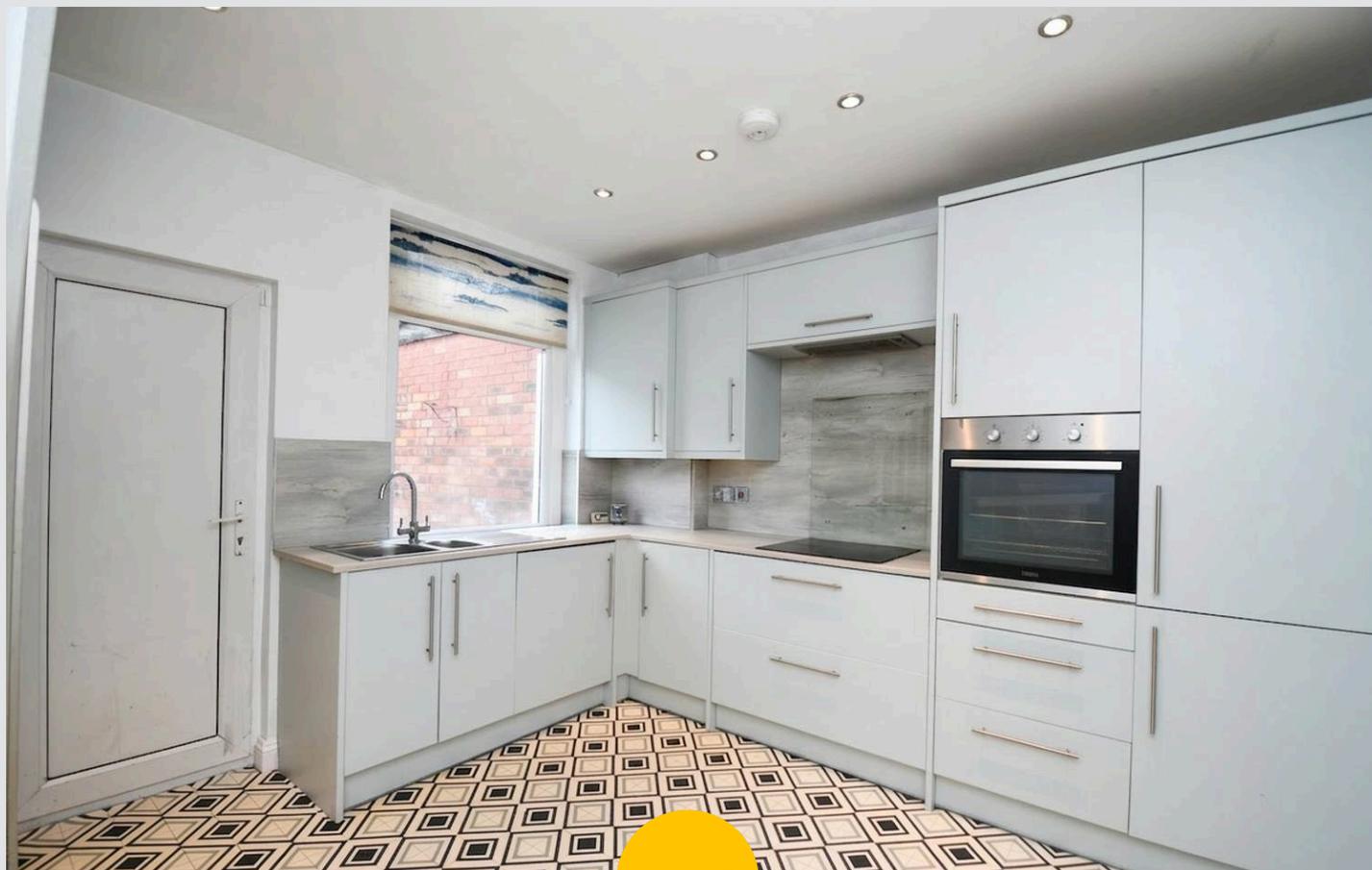
Salford

Stunning two bedroom terraced property, located in the popular Irlam o' th' Heights and coming to the market CHAIN FREE!

Council Tax band: A

Tenure: Freehold

- Stunning Two Bedroom Terraced Property Coming To The Market CHAIN FREE!
- Situated in the Popular Irlam o' th' Heights
- Spacious lounge
- Contemporary fitted kitchen diner
- Modern three piece bathroom suite
- Two generous sized bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Several Well-Kept Parks, Including Buile Hill Park, Light Oaks Park and Oakwood Park
- Within Easy Access of Local Schooling and Amenities
- Near to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Lounge

13' 10" x 12' 0" (4.21m x 3.66m)

Kitchen

12' 7" x 12' 0" (3.84m x 3.65m)

Landing

Bedroom One

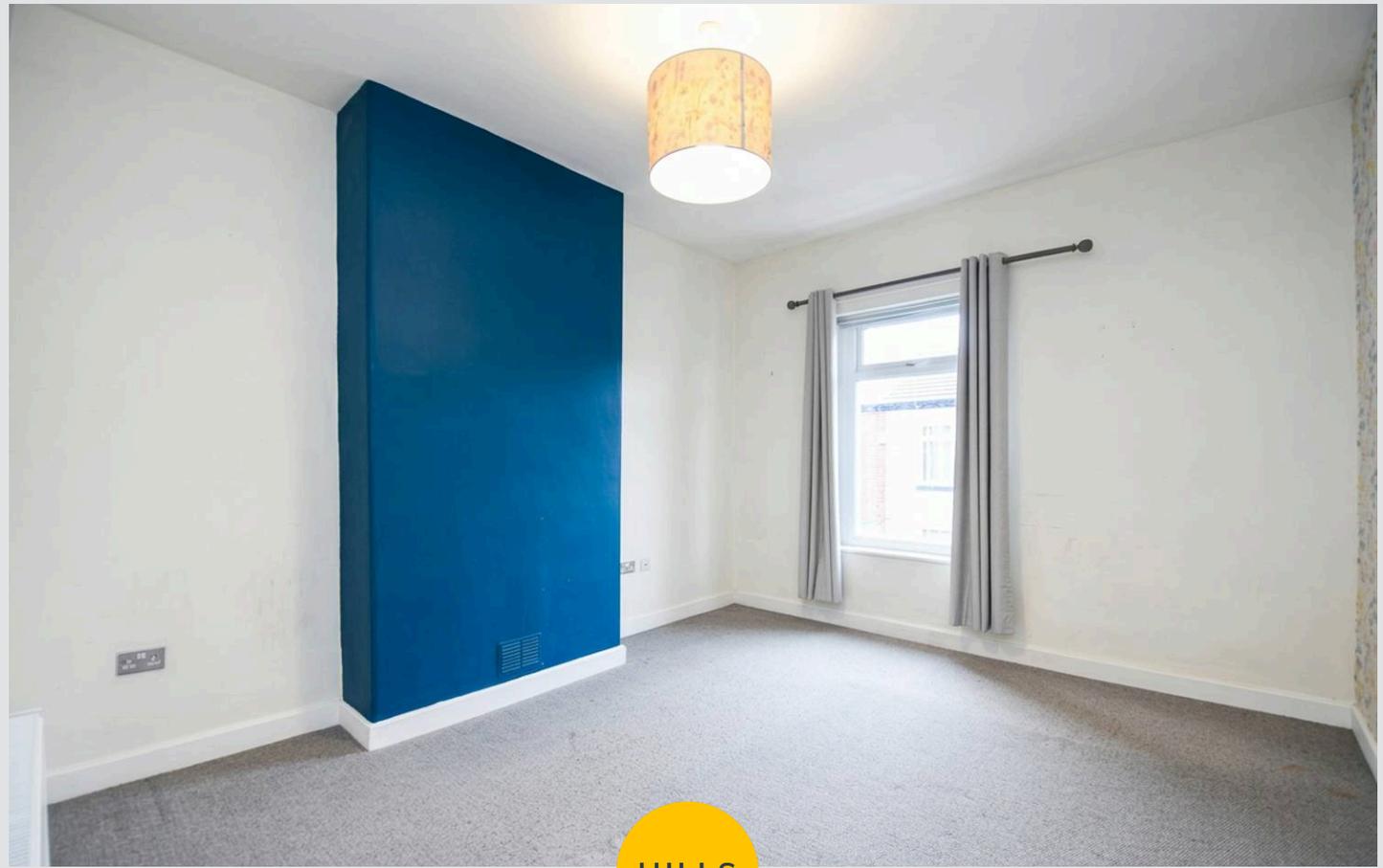
14' 7" x 12' 0" (4.44m x 3.67m)

Bedroom Two

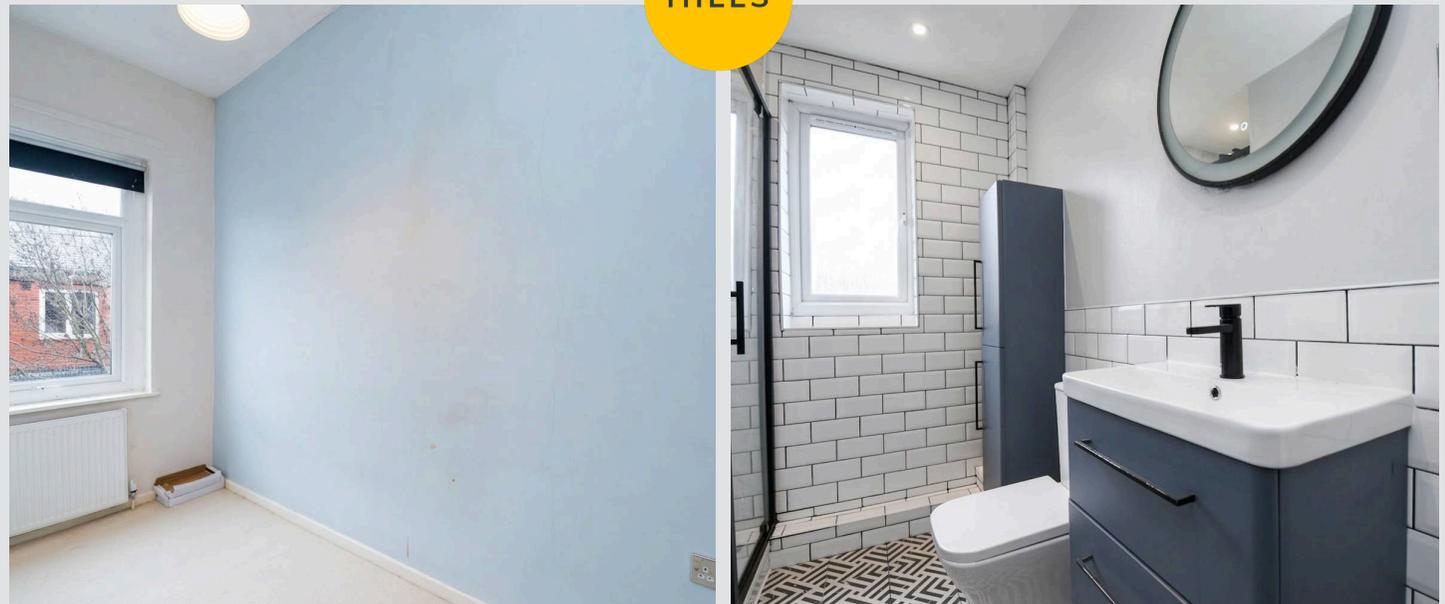
6' 2" x 11' 7" (1.87m x 3.53m)

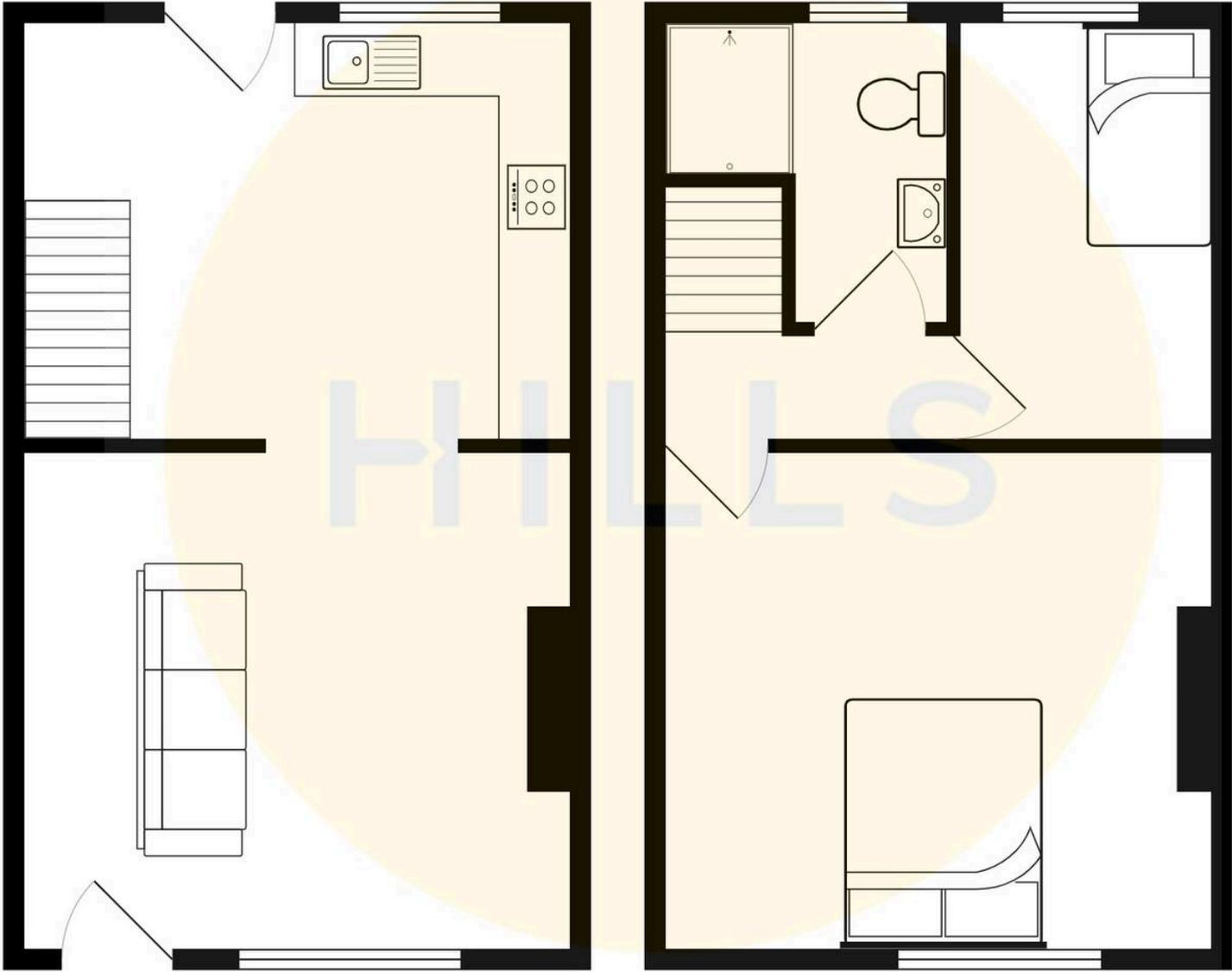
Bathroom

8' 8" x 6' 4" (2.65m x 1.92m)



HILLS







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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.