

TWO DOUBLE BEDROOMS, MODERN 14FT KITCHEN DINER, PRIVATE REAR GARDEN & NO CHAIN! This SPACIOUS home is a must to view and comes with an entrance hallway, family lounge and kitchen diner to the ground floor. With TWO DOUBLE BEDROOMS and a MODERN FITTED BATHROOM to the 1st floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has a well-kept garden to the front and a private, enclosed garden laid to lawn to the rear. For more information or to book your viewing contact the office today!

Lichfield Street Salford, M6 6DJ

Offers in Excess of £150,000

0161 7074900 sales@hills.agency

Entrance Hallway

Ceiling light point

Lounge 13' 7" x 11' 9" (4.14m x 3.58m) Double glazed window, ceiling light point, wall mounted radiator, laminate flooring

Kitchen/Diner 14' 10" x 7' 5" (4.52m x 2.26m)

Compromising of wall and base units with contrasting worktops, including integral sink and drainer area. Integrated oven, hob and extractor fan. Boiler situated in kitchen. Space for washer and fridge freezer. Additional under stairs storage cupboard. Double glazed window, UPVC door leading to rear, ceiling light point.

Landing

Loft access, access to all upstairs rooms and ceiling light point.

Bedroom One 11' 9'' x 11' 8'' (3.58m x 3.55m) Double glazing window, ceiling light point, wall mounted radiator.

Bedroom Two 9' 7" x 8' 0" (2.92m x 2.44m) Double glazed window, ceiling light point, wall mounted radiator

Bathroom 6' 6" x 6' 6" (1.98m x 1.98m)

Fitted with a three piece suite - bath, W.C and hand wash basin. Part tiled walls, double glazed window, ceiling light point, wall mounted radiator.

Externally

To the front is an enclosed garden with gated access. To the rear is an enclosed garden featuring of a lawn, paved patio area and built in trampoline, all surrounded by wooden panel boards.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)

19 February 2025	2608-2078-6212-5445-1994	
Valid until:	Certificate number:	
Energy rating		
Lichfield Street	Lichfield Street SALFORD M6 6DJ	

Mid torrado bound

Mid-terrace house

Total floor area

61 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for landlords</u> on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.