

Queen Street
Salford

HILLS

In Excess of £210,000

Queen Street

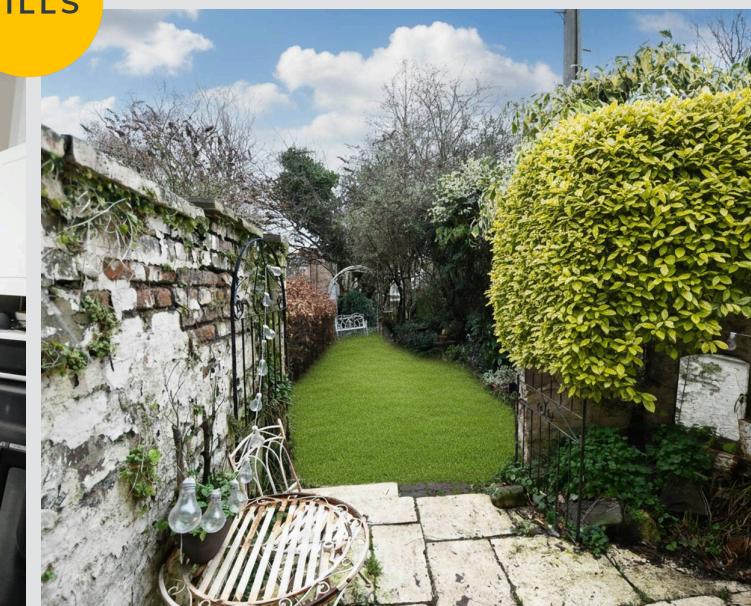
Salford

Located in the popular Irlam O' th' Heights, spanning over four floors, this well-presented property benefits from TWO LARGE DOUBLE BEDROOMS and a spacious modern four-piece bathroom!

Council Tax band: A

Tenure: Freehold

- Two Double Bedroom Terraced Home
- Spanning Over Four Floors with a Wealth of Space
- Well-Presented Lounge and a Modern Fitted Kitchen
- Two Large Double Bedrooms and a Stunning Four-Piece Bathroom suite
- Benefits from a Cellar Currently Used as Storage but with the Potential for Further Development
- Low-Maintenance Courtyard Garden to the Rear, with Access to a Further low maintenance Garden
- Close to Excellent Transport Links, Good Local Schooling and Well-Kept Local Parks
- Ideal First Time Home!
- Early Viewing Essential!
- Within walking distance to Lightoaks Park and Aldi



Entrance Hallway

Lounge

13' 11" x 12' 11" (4.25m x 3.94m)

Kitchen

11' 1" x 9' 9" (3.39m x 2.98m)

Cellar

Bedroom One

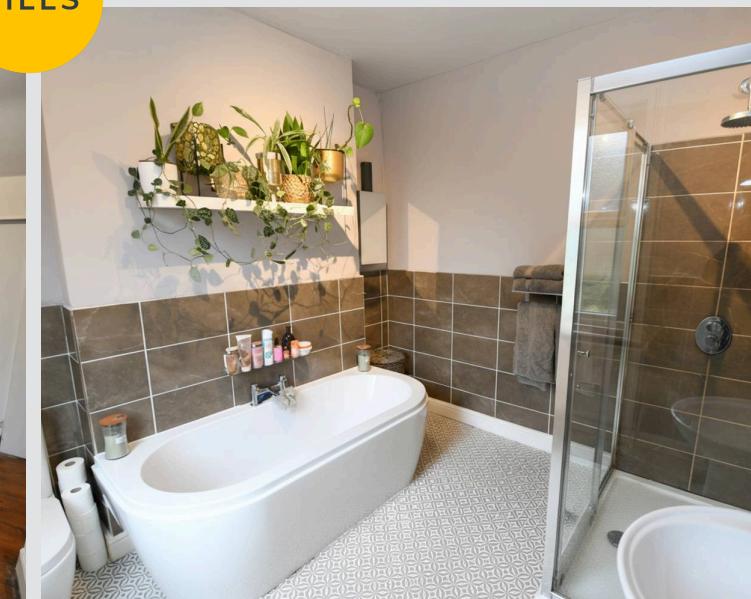
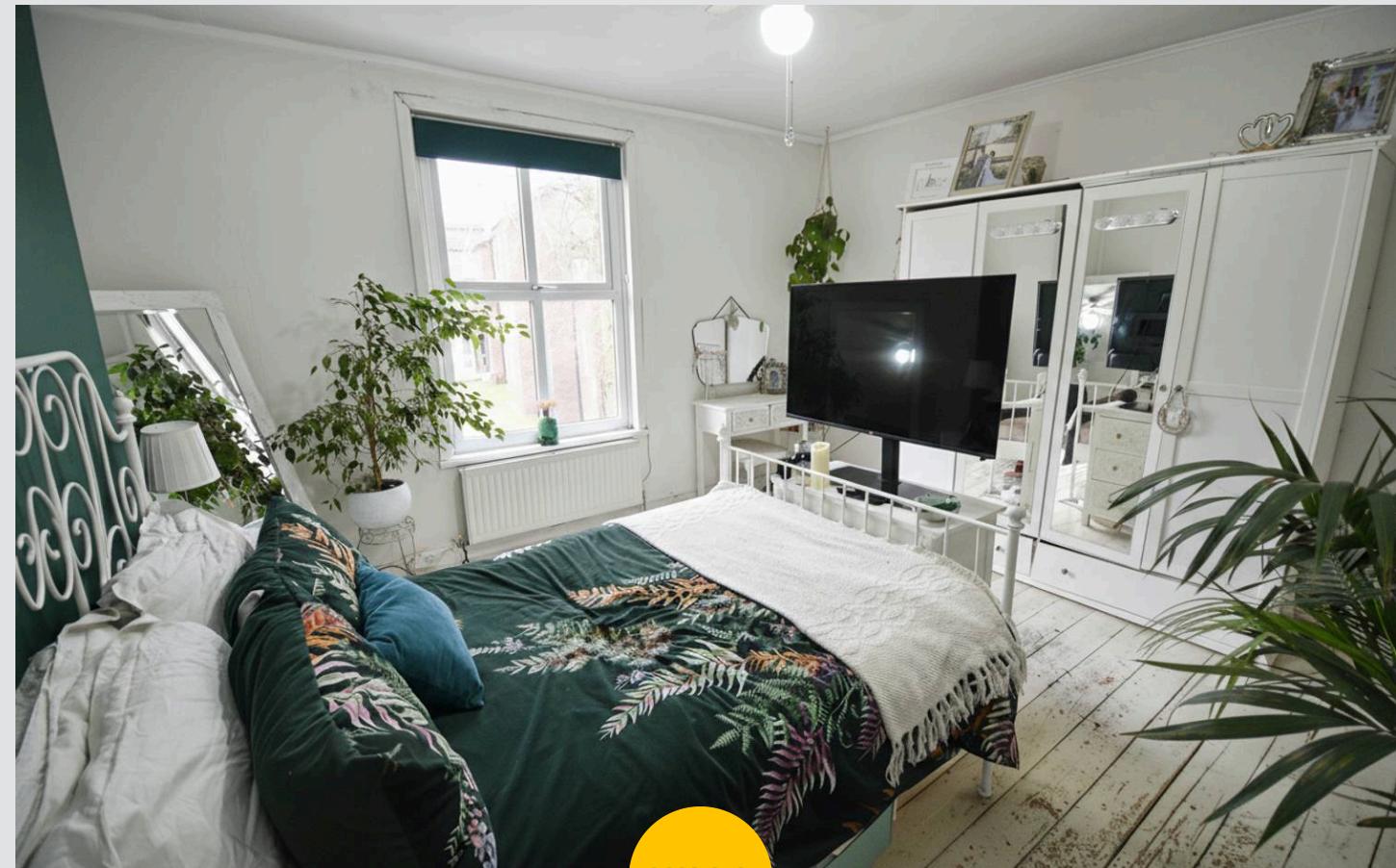
13' 10" x 12' 11" (4.21m x 3.94m)

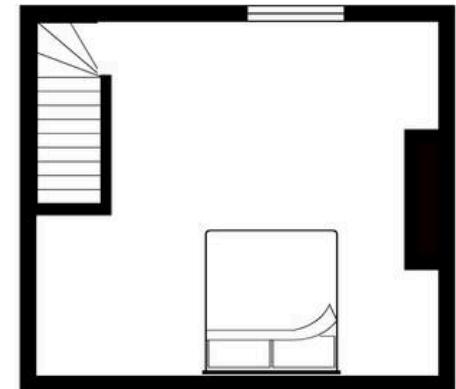
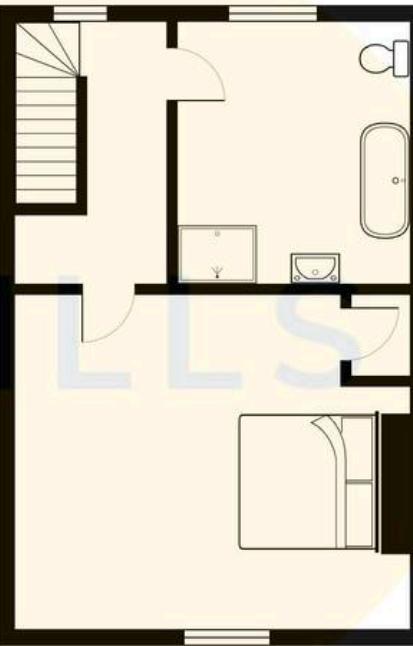
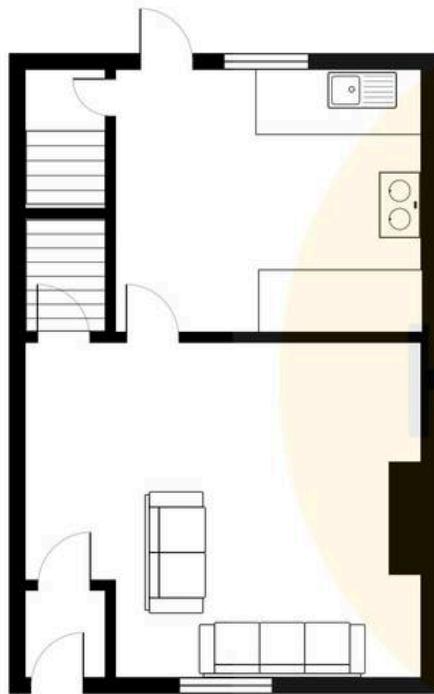
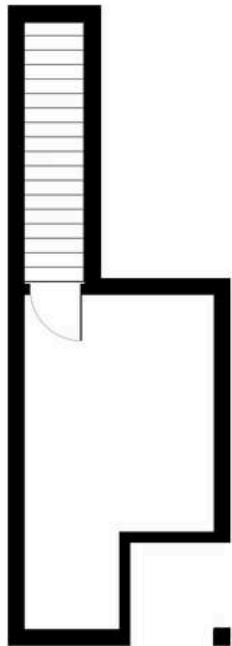
Bathroom

9' 9" x 8' 11" (2.97m x 2.71m)

Bedroom Two

13' 11" x 12' 11" (4.23m x 3.94m)







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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.