



Derby Road

Salford



Offers in Region of **£165,000**

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Salford

****Spacious Two Bedroom Bay-Fronted Terraced Property Located Within Walking Distance of Salford Quays & Media City!****

Council Tax band: A

Tenure: Freehold

- Spacious Two Bedroom Bay-Fronted Terraced Property
- Located Within Walking Distance of Salford Quays & Media City
- Bay-Fronted Lounge and a Spacious Dining Room
- Fitted Kitchen
- Large Modern Three-Piece Shower Room
- Two Generously-Sized Double Bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Just a Short Walk from Buile Hill Park and Local Schooling
- Great First Time Home or Investment
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

Lounge

11' 0" x 10' 11" (3.36m x 3.34m)

Dining Room

13' 1" x 11' 7" (3.99m x 3.53m)

Kitchen

9' 9" x 7' 4" (2.96m x 2.24m)

Landing

Bedroom One

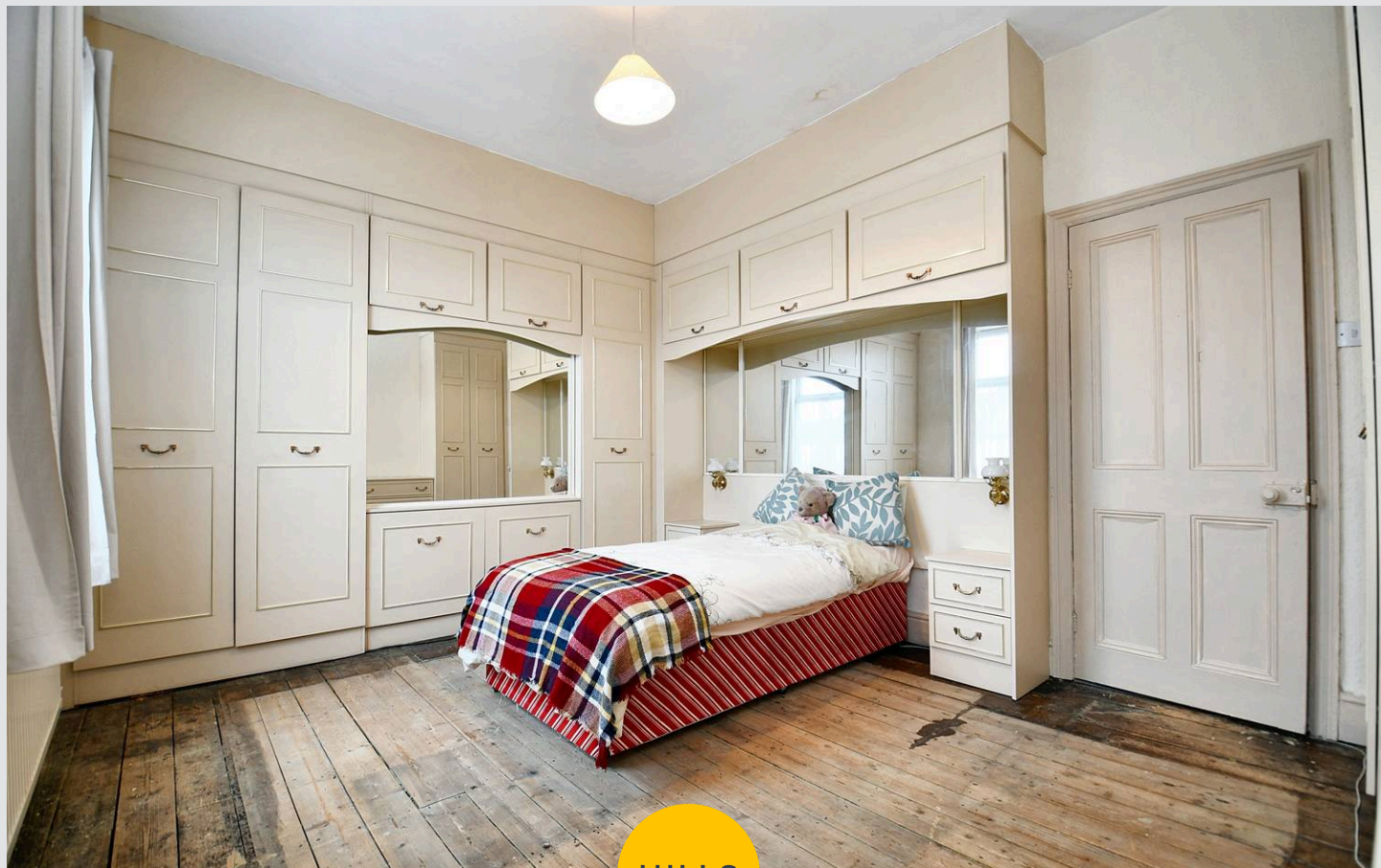
14' 6" x 10' 11" (4.42m x 3.32m)

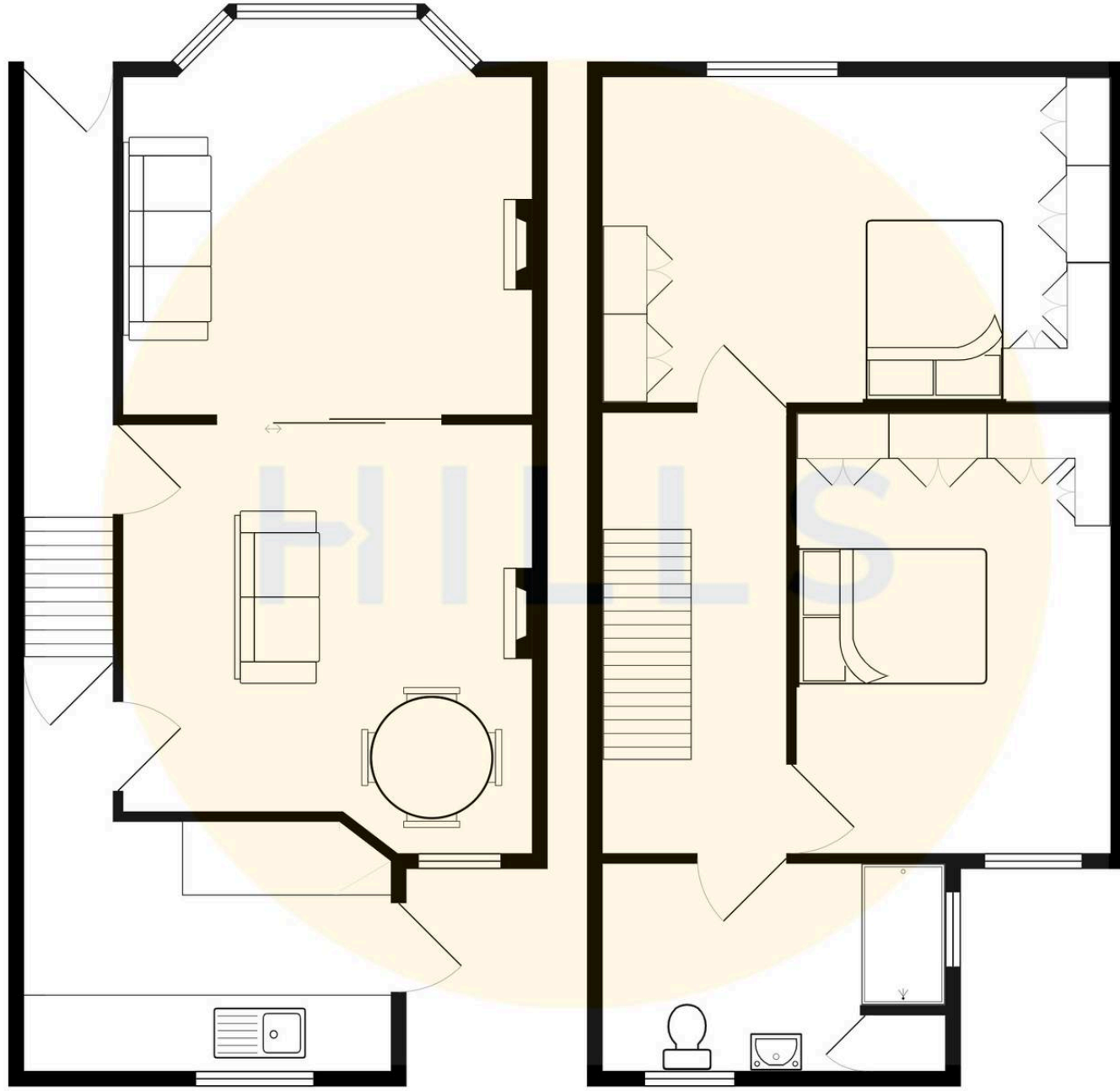
Bedroom Two

13' 2" x 9' 7" (4.01m x 2.91m)

Shower Room

9' 9" x 7' 6" (2.97m x 2.29m)







Hills | Salfords Estate Agent

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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.