



Shergar Way

Salford

HILLS

Offers Over **£280,000**

Shergar Way

Salford

NO VENDOR CHAIN Stylish Two Bedroom End Terraced Property Located on the Popular Castle Irwell Development!

Council Tax band: A

Tenure: Freehold

- Available with NO VENDOR CHAIN
- Modern Two Bedroom End Terraced Property
- Located on the Popular Castle Irwell Development
- Spacious Open Plan Living, Dining and Kitchen Area Complete with Contemporary Fitted Units
- Benefits from a Downstairs W/C
- Two Double Bedrooms, with a Dressing Room/Office Area Accessed from the Main Bedroom
- Modern Three-Piece Bathroom
- Well-Presented Garden to the Rear
- Benefits from an Allocated Parking Space and Visitors Parking
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Entrance Hallway

Open Plan Living / Dining / Kitchen

26' 10" x 17' 3" (8.19m x 5.27m)

Downstairs W.C.

6' 7" x 3' 10" (2.01m x 1.18m)

Landing

Bedroom One

12' 1" x 11' 8" (3.68m x 3.55m)

Dressing Room

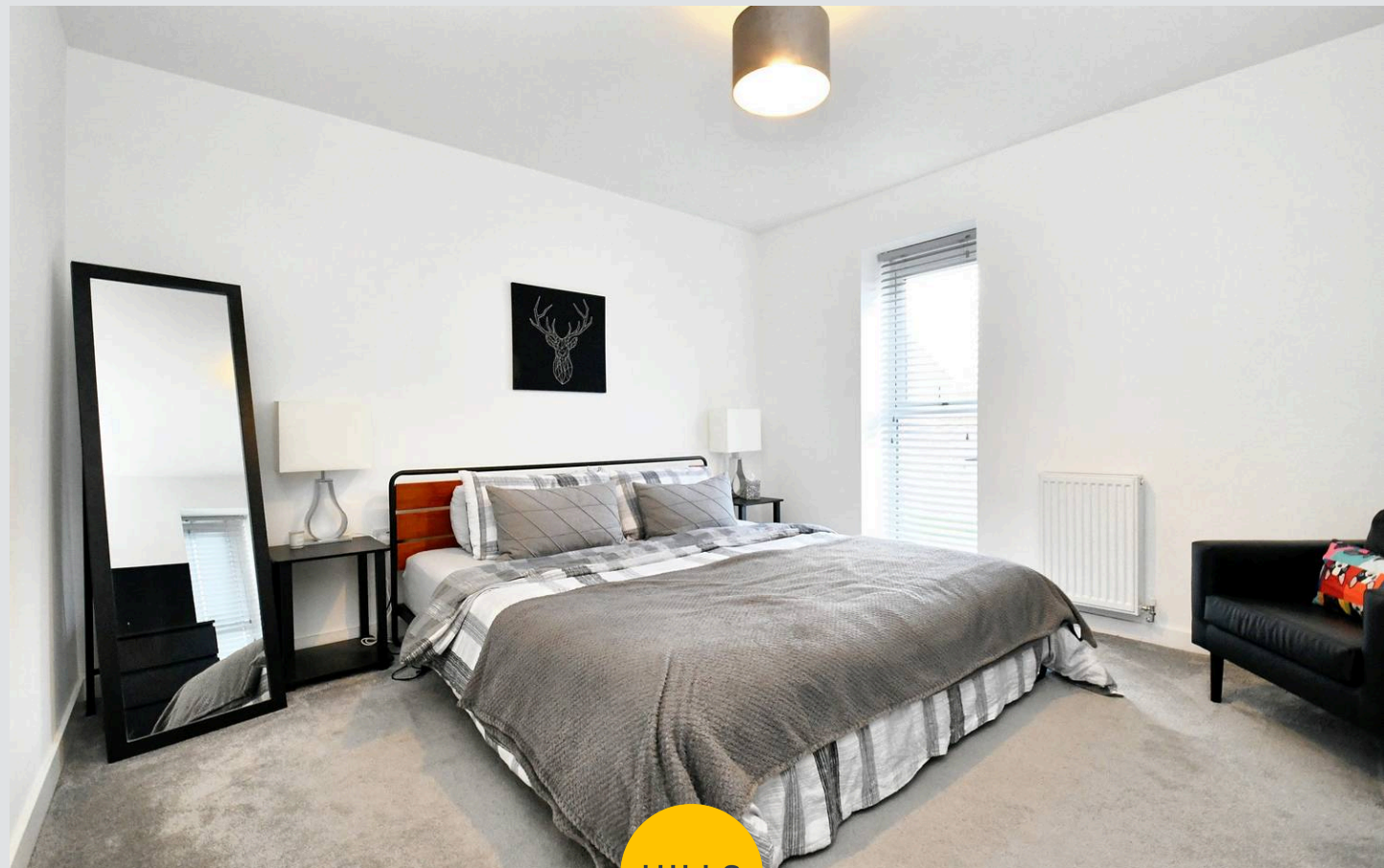
4' 8" x 3' 2" (1.43m x 0.97m)

Bedroom Two

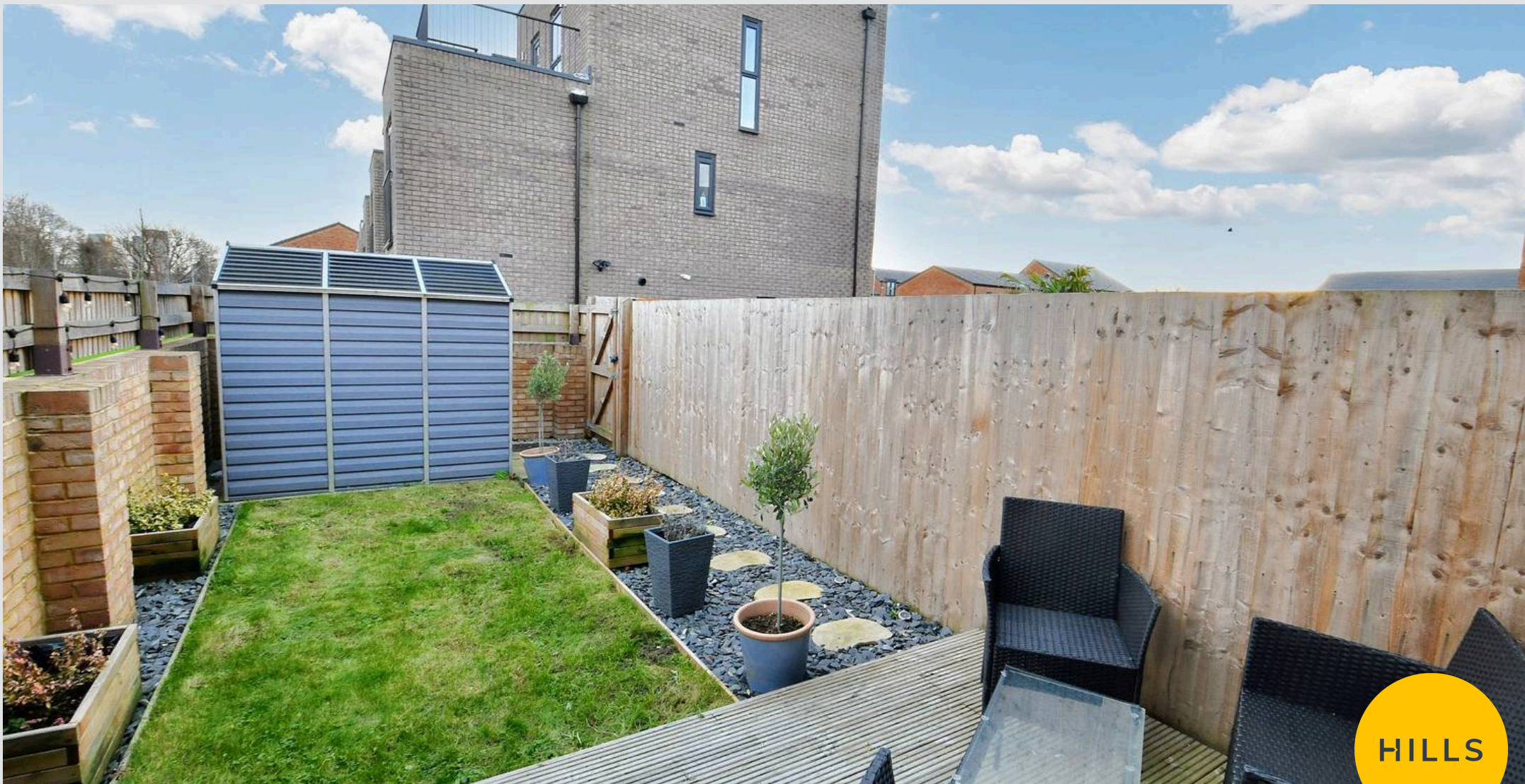
12' 0" x 8' 1" (3.67m x 2.46m)

Bathroom

7' 1" x 5' 7" (2.16m x 1.69m)







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.