

Denstone Road

Salford



£260,000

# Denstone Road

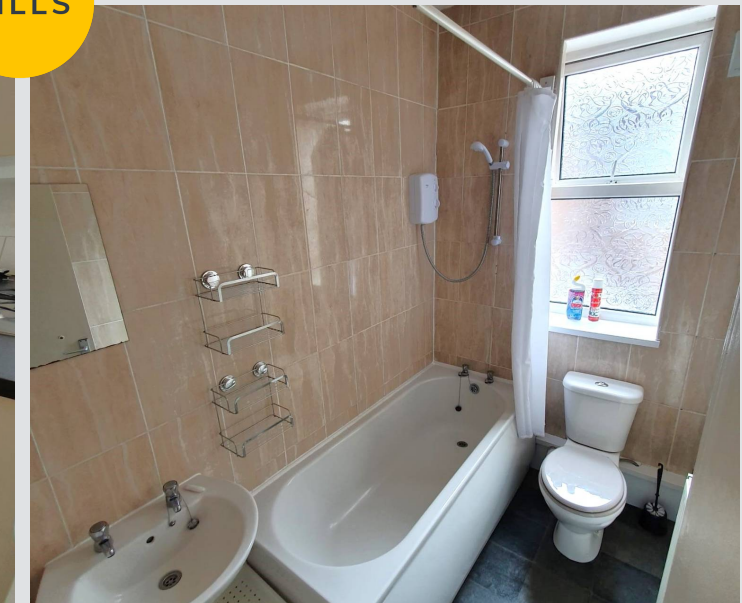
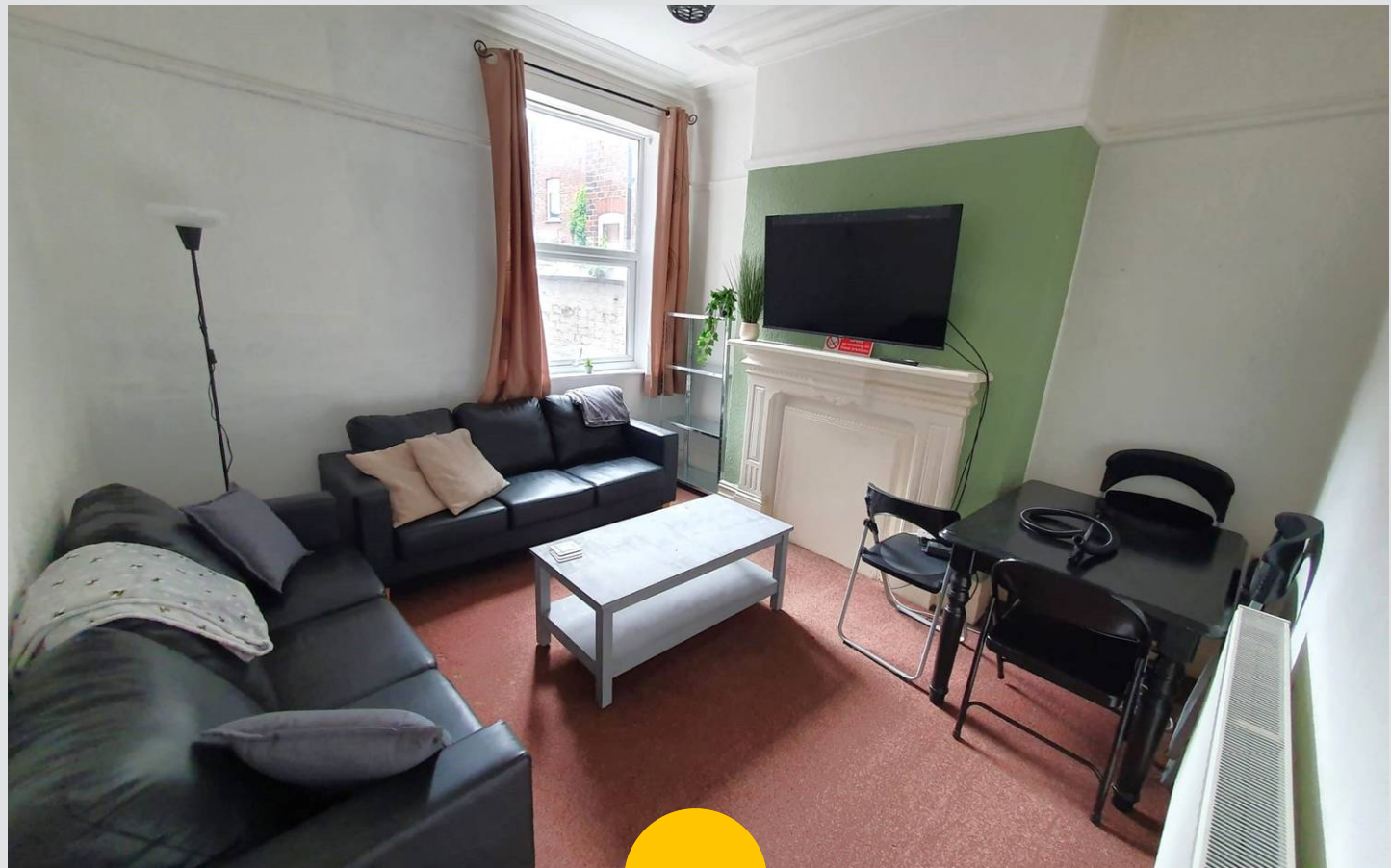
## Salford

Are you looking for an investment? TAKE A LOOK at this four bedroom HMO property, located in the popular Irlam o' th' Heights, which is currently achieving £2350pcm before bills!

Council Tax band: B

Tenure: Leasehold

- Four Bedroom, Bay-Fronted HMO Property
- Currently Achieving Approximately £2350pcm Before Bills
- Spacious Lounge Diner
- Modern Fitted Kitchen and a Stylish Three-Piece Bathroom
- Bay-Fronted Front Reception in Use as the Fourth Bedroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Situated in the Popular Irlam o' th' Heights
- Viewing is Highly Recommended!



### Entrance Hallway

Complete with a ceiling light point and carpet flooring.

### Lounge

A bright lounge featuring a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

Featuring a range of fitted units including an integral stainless steel sink and hob. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with vinyl flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

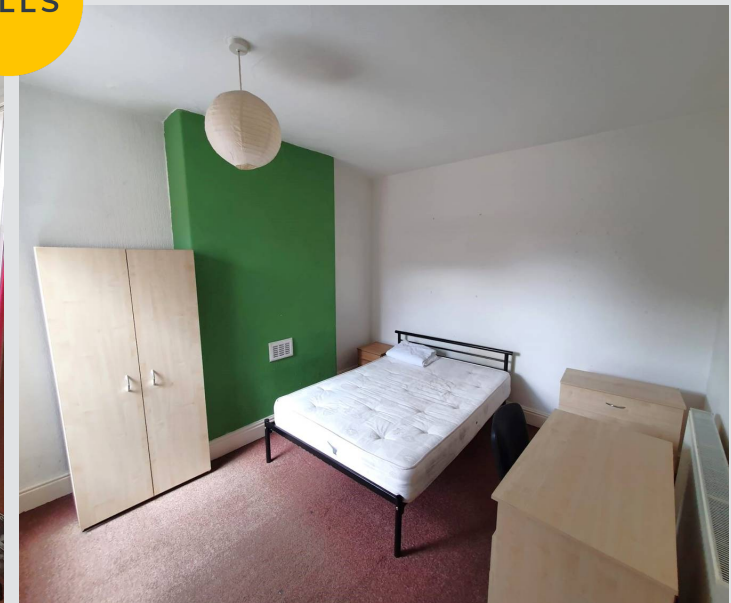
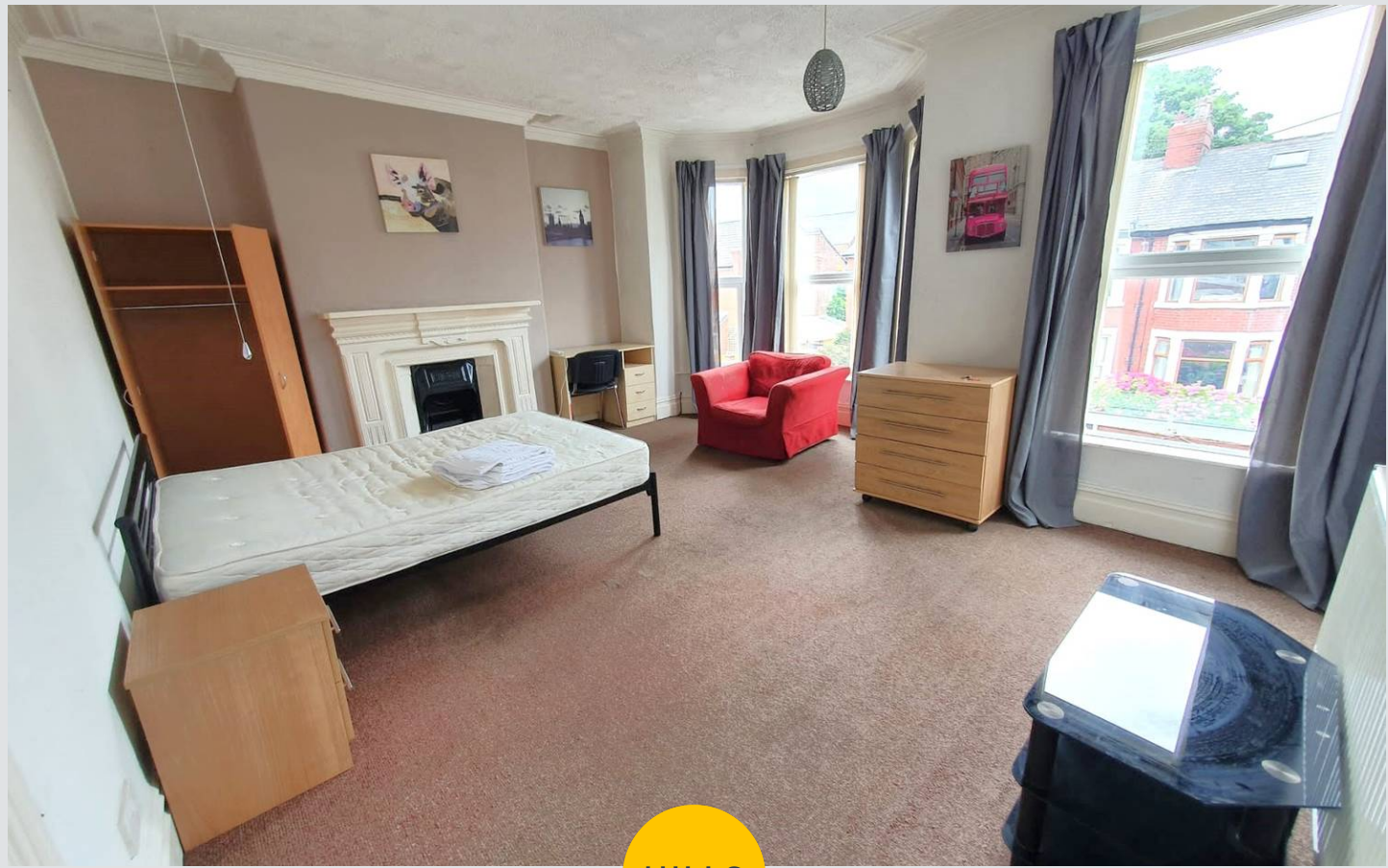
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with a carpet flooring.

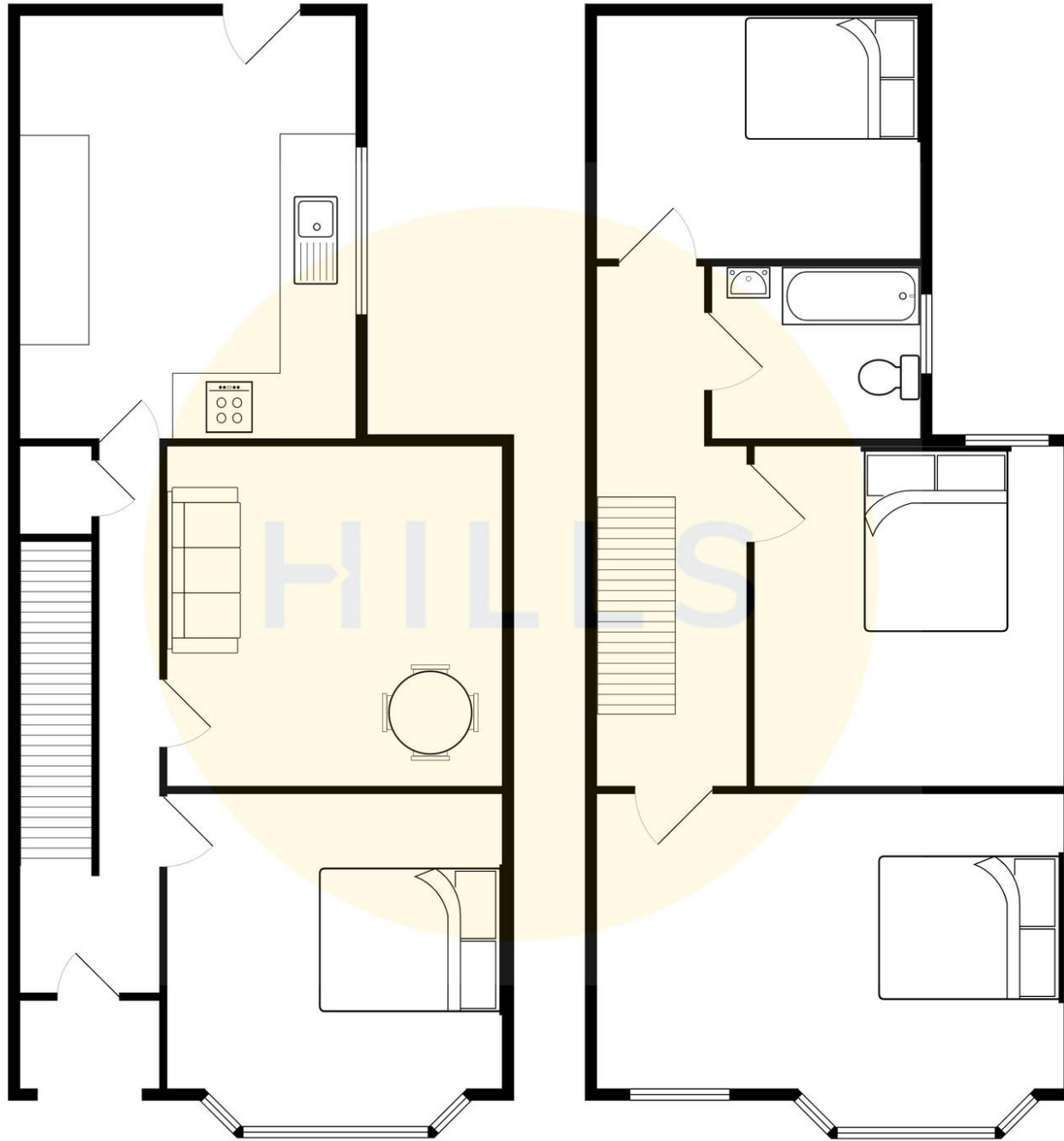
### Bedroom Three

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bathroom

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







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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.