

Duchy Street

Salford

HILLS

In Excess of £180,000

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Salford

SPACIOUS TWO BEDROOM TERRACED PROPERTY

COMING TO THE MARKET CHAIN FREE! This FANTASTIC property has so much to offer including TWO RECEPTION ROOMS, MODERN FITTED KITCHEN & TWO DOUBLE BEDROOMS!

Council Tax band: A

Tenure: Freehold

- Spacious two bedroom terraced property coming to the market CHAIN FREE!
- Two spacious reception rooms
- Modern fitted kitchen
- Two generous sized bedrooms
- Modern three-piece bathroom suite
- Gas central heated and double glazed throughout
- Perfect first time buy or investment!
- Located close to excellent transport links including Langworthy Tram stop & Salford Quays/Media City



Entrance Hallway

3' 5" x 3' 6" (1.03m x 1.07m)

Lounge

12' 4" x 12' 4" (3.76m x 3.77m)

Dining Room

11' 10" x 12' 1" (3.61m x 3.68m)

Kitchen

10' 4" x 7' 11" (3.14m x 2.42m)

Landing**Bedroom One**

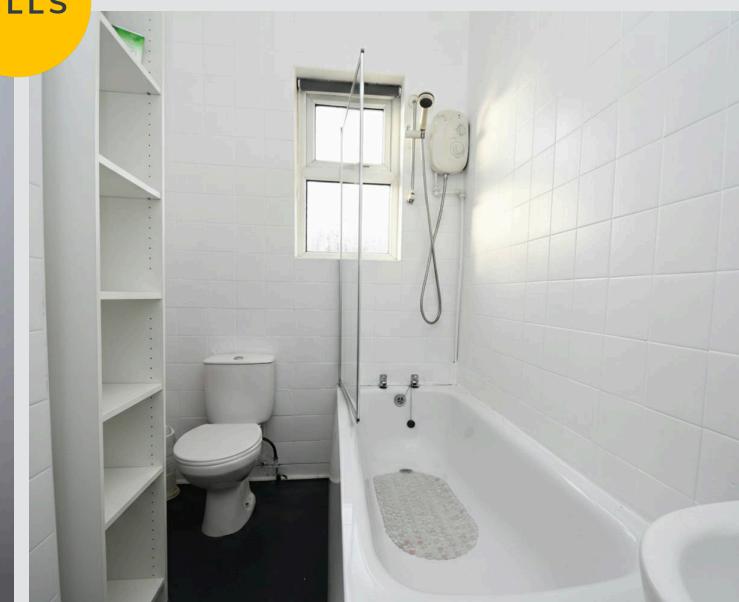
12' 4" x 12' 4" (3.75m x 3.76m)

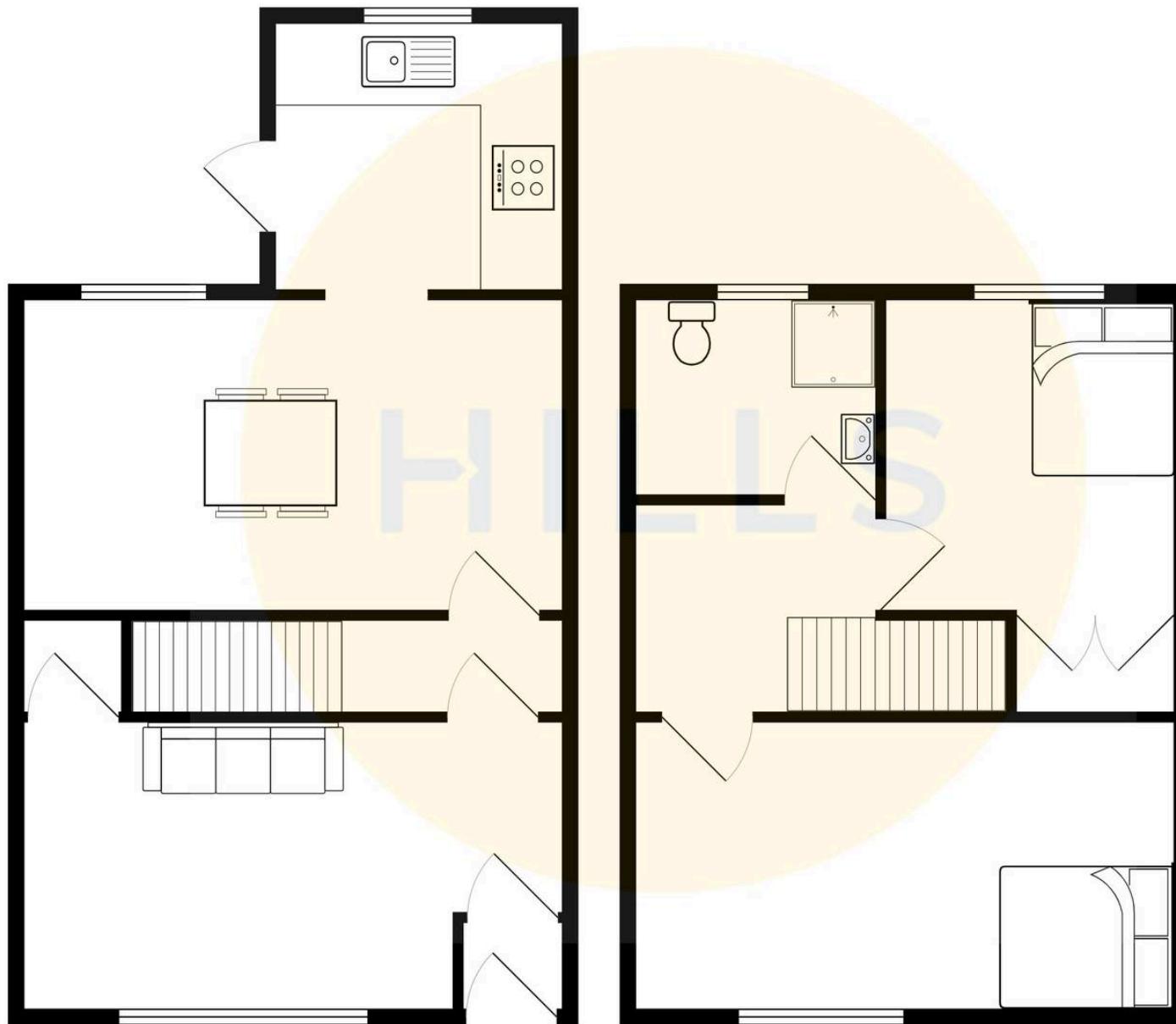
Bedroom Two

6' 10" x 11' 11" (2.09m x 3.64m)

Bathroom

9' 1" x 6' 1" (2.77m x 1.85m)







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.