



Enville Road, Salford

Salford

HILLS

Offers Over £220,000

Enville Road

Salford, Salford

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Semi Detached Property
- Large Well Maintained Garden To The Rear
- Three Generously Sized Bedrooms
- Modern Fitted Kitchen
- Four Piece Bathroom And Downstairs WC
- Ideal For First Time Buyers and Investors Alike
- Viewing is Highly Recommended!
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Living Room

13' 11" x 11' 11" (4.25m x 3.64m)

Kitchen/Diner

15' 9" x 7' 7" (4.80m x 2.32m)

Downstairs WC

4' 1" x 2' 9" (1.25m x 0.84m)

Bedroom One

10' 0" x 9' 11" (3.06m x 3.01m)

Bedroom Two

11' 10" x 9' 4" (3.60m x 2.85m)

Bedroom Three

8' 9" x 7' 0" (2.67m x 2.14m)

Bathroom

7' 4" x 6' 8" (2.24m x 2.03m)



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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.