

Haven Street, Salford, Greater Manchester

Asking Price: £260,000
Freehold

 Reeds Rains

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Haven Street, Salford, Greater Manchester
Asking Price: £260,000 Freehold

****GUIDE PRICE BETWEEN £260,000 AND £270,000**** ****FOUR DOUBLE BEDROOMS****
****IDEAL INVESTMENT PROPERTY****
****CLOSE TO SALFORD QUAYS**** Are you investor looking for a potential HMO property? Or even a family looking for more space? Well this four bed mid terrace which is finished to a high standard and boasts plenty of room would be perfect for you. EPC GRADE D

GROUND FLOOR

Entrance Hall

Front Reception Room

4.51 (into bay) x 3.45

UPVC double glazed bay window to the front aspect with vertical fitted blinds. Carpet flooring, radiator.

Rear Reception Room

4.10 x 2.96

UPVC double glazed window to the rear aspect with vertical fitted blinds. Carpet flooring, radiator.

Kitchen/Dining Room

5.27 x 3.01

Two UPVC double glazed windows to the side aspect with vertical fitted blinds. Range of modern wall and base units with complimentary work surfaces, breakfast bar and tiled splash backs. Stainless steel sink with mixer tap and drain. Integrated electric oven and ceramic hob with extractor over, integrated microwave, serving hatch. Vinyl flooring, radiator.

Cellar

FIRST FLOOR

Bedroom One

4.71 x 3.63

Two UPVC double glazed windows to the front aspect with vertical fitted blinds. Carpet flooring, radiator.

Bedroom Two

3.55 x 2.98

UPVC double glazed window to the rear aspect. Carpet flooring, radiator.

Bedroom Three

2.66 x 2.43

UPVC double glazed window to the rear aspect with vertical fitted blinds. Carpet flooring, radiator.

Bathroom

2.51 x 1.22

UPVC double glazed window with side aspect with vertical fitted blinds. White three piece suite comprising of low level WC, pedestal wash basin and L shaped bath with rain shower over and glass screen. Vinyl flooring, heated towel rail.

SECOND FLOOR

Bedroom Four

5.79 x 4.26

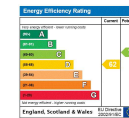
UPVC double glazed window to the rear aspect with vertical fitted blinds. Carpet flooring, radiator.

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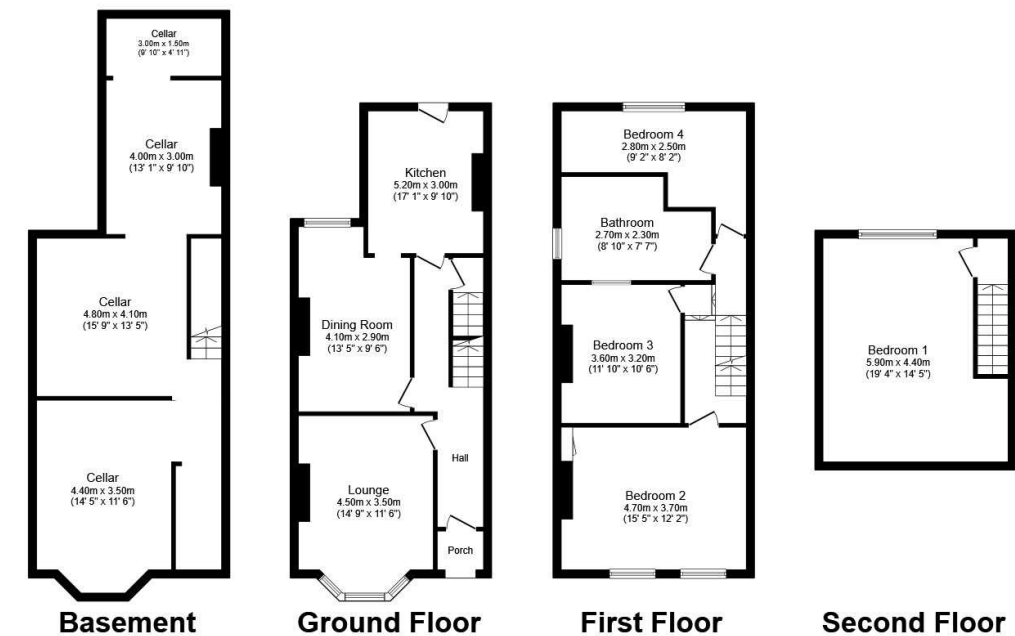
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 197.2 sq.m. (2,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com