



Burdale Drive

Salford

Miller Metcalfe
Every step of the way

Burdale Drive

Salford

Terraced



2



1

EPC Rating - To be confirmed

*** No Chain Involved - Calling All First Time Buyers and To Let Investors - Superb Two Double Bedroomed Terraced Home with a Generous Lounge, Fitted Kitchen, Utility Area, Shower Room and Separate WC, Gardens Front and Rear and Off-Road Parking, Masses of Potential, Located Within a Popular Residential Area Close to Salford Royal Hospital and Manchester City Centre ***

This is a superb opportunity to purchase a fantastic home that offers well-proportioned living space including an inviting entrance hall, spacious lounge, fitted kitchen, utility area and ample storage to the ground floor. On the first floor a landing, two good sized double bedrooms, a two-piece shower room and separate wc completes the internal living space. Outside there are attractive gardens to the rear with ample off-road parking to the front.

Situated within the ever-popular area of Salford on the outskirts of Manchester, the property sits within easy access to a host of local amenities and is well placed for Salford Royal Hospital and major transport links making it ideal for commuting into Manchester City Centre, Salford Quays and across the North West.

Although requiring some modernisation, this wonderful property has extensive potential for improvement and would offer an excellent first-time buyer home or to let investment.

Rarely do home of this type come to the market especially at such an attractive price and with No Chain involved. As such an early viewing is strongly advised to avoid disappointment.

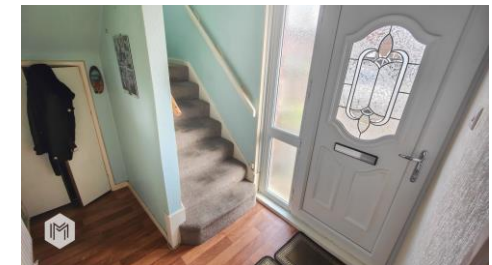
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band A - £1,807.91

• FLOOD RISK
Very Low

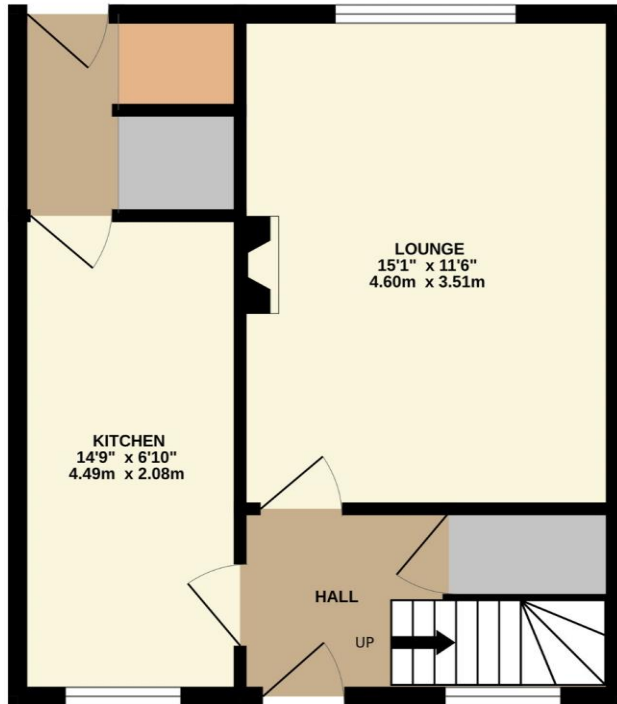
• BROADBAND
Basic - 9 Mbps
Superfast - 37 Mbps
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

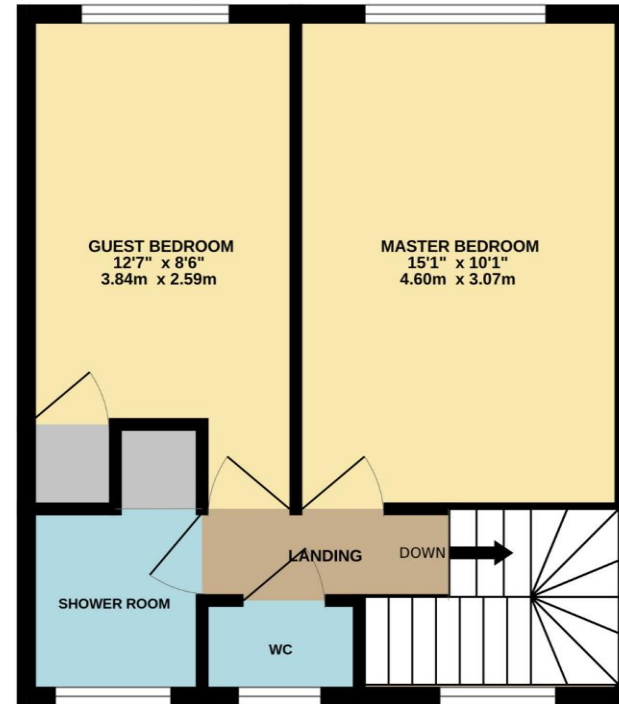




GROUND FLOOR
381 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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