



Guildford Road, Salford

Salford



£210,000

2 Guildford Road

Salford, Salford

****MIXED USE PROPERTY WITH POTENTIAL FOR USE AS EITHER COMMERCIAL OR RESIDENTIAL PREMISES SUBJECT TO PERMISSIONS**** Take a look at this large end terraced property, situated in a popular residential area within walking distance of Salford Royal Hospital!

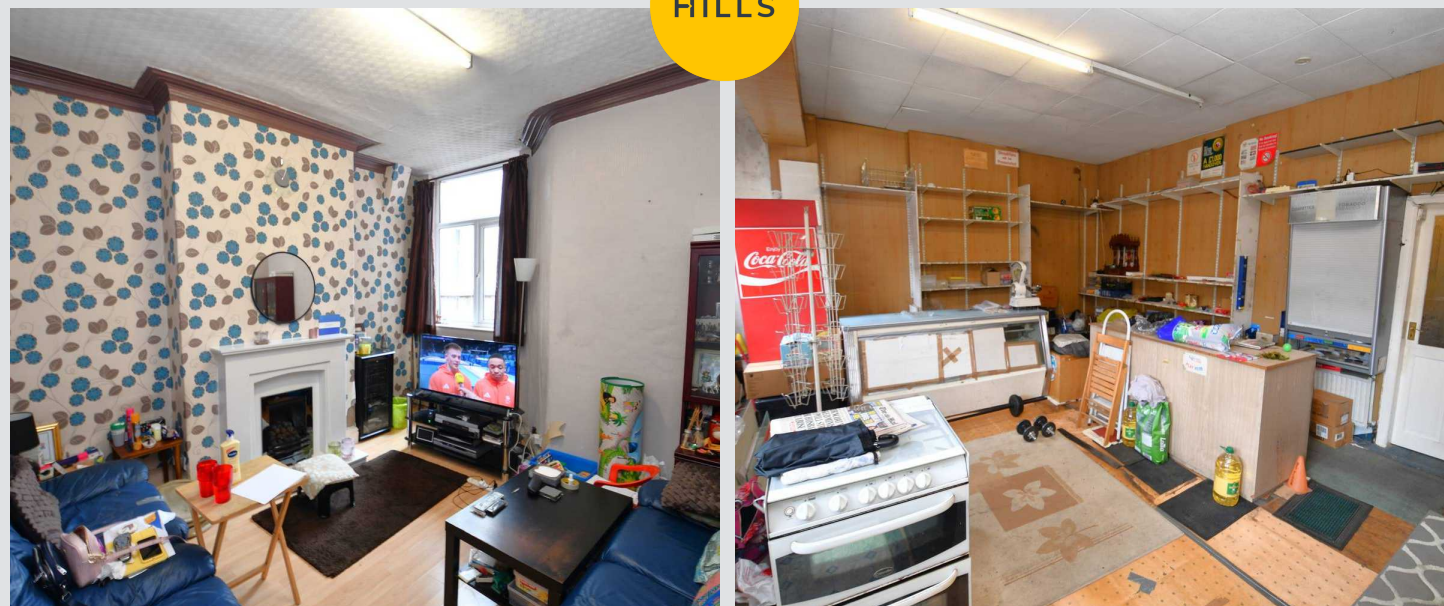
Council Tax band: A

Tenure: Leasehold

- Large Three Bedroom End Terraced Property
- Currently Down as a Mixed-Use Property, with the Potential to be Used Again for Commercial Purposes & Residential
- Potential to be Changed to a Residential Property Subject to Relevant Permissions
- Large Shop Front, Living Room and a Spacious Dining Room
- Fitted Kitchen and a Three-Piece Bathroom
- Three Large Double Bedrooms
- Low-Maintenance Paved Garden to the Rear with a Brick-Built Outbuilding
- Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks
- Within Easy Access of Transport Links Throughout Manchester
- Viewing is Highly Recommended!



HILLS



Shop Space / Front Reception

19' 4" x 13' 4" (5.89m x 4.07m)

Complete with two ceiling light points and a double glazed bay window.

Entrance Hallway

Complete with a ceiling light point and carpet flooring.

Lounge

12' 2" x 11' 8" (3.72m x 3.55m)

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

Dining Room

13' 8" x 11' 11" (4.17m x 3.62m)

A spacious dining room complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

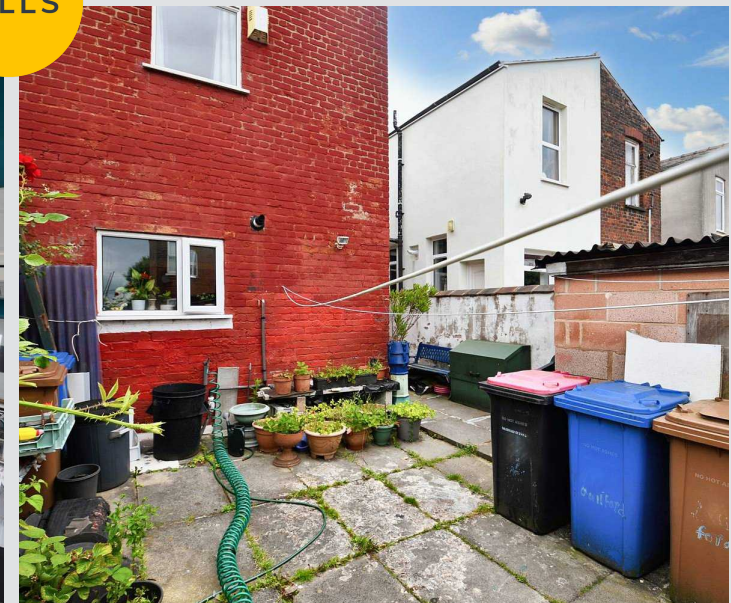
Kitchen

13' 10" x 11' 11" (4.21m x 3.62m)

Featuring complementary fitted units with space for a freestanding oven, washer and dryer. Complete with a ceiling light point, double glazed window and cushioned flooring.



HILLS



Bedroom One

17' 4" x 12' 9" (5.29m x 3.89m)

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

Bedroom Two

13' 8" x 11' 8" (4.16m x 3.56m)

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

Bedroom Three

13' 10" x 12' 7" (4.22m x 3.83m)

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

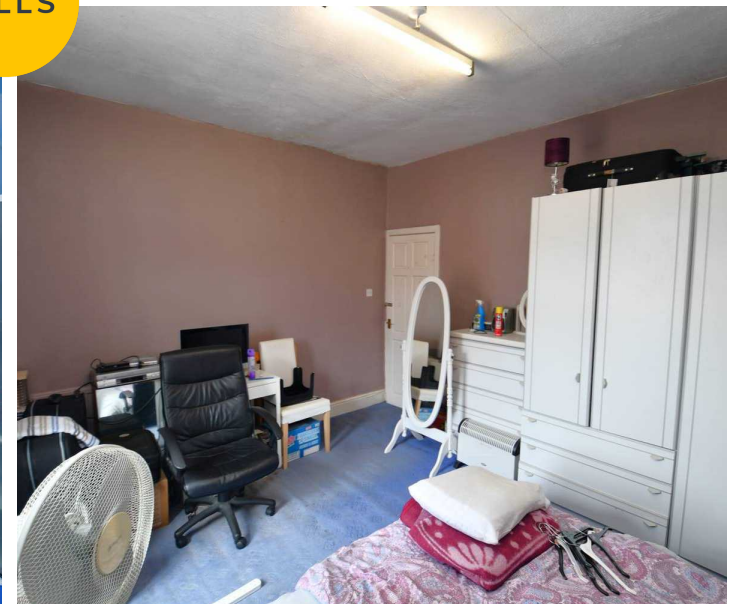
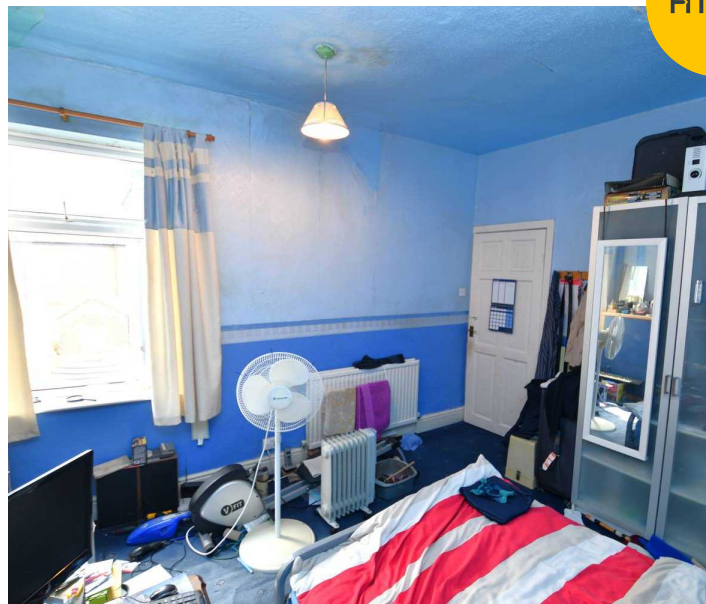
Bathroom

8' 6" x 6' 4" (2.59m x 1.93m)

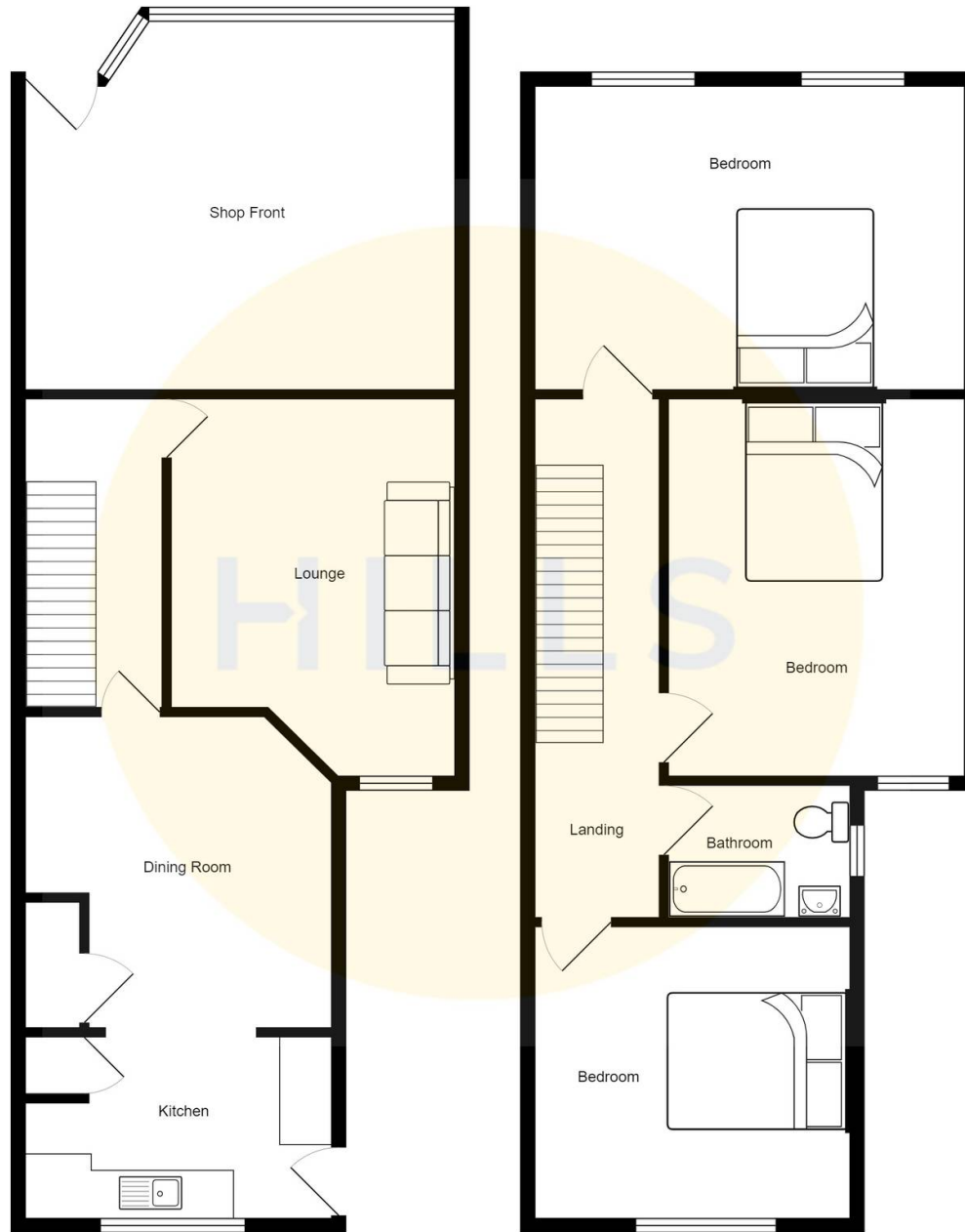
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with cushioned flooring.

External

To the rear of the property is a low maintenance courtyard garden with paving and a brick built outbuilding.



HILLS





Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

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.