S&S
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78a Kings Road, Manchester M25 0FY
www.sands-group.co.uk

45 SYMONS STREET, SALFORD, LANCASHIRE M7 4AW

£220,000

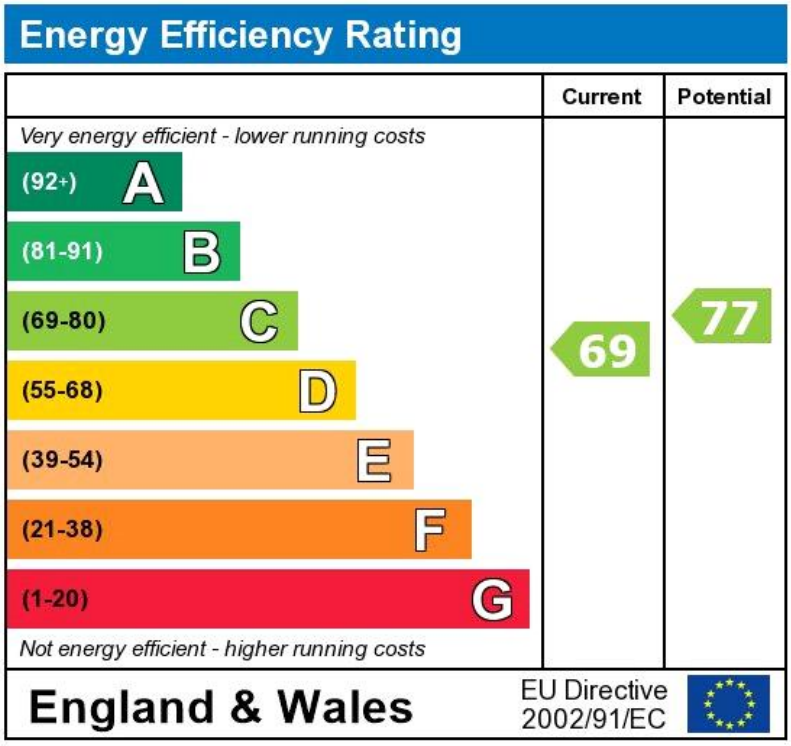


NEW INSTRUCTION

PROPERTY REFERENCE CODE: RS0496

45 SYMONS STREET, SALFORD, LANCASHIRE M7 4AW

• Two-bedroom terraced property.
• Two reception rooms.
• Popular residential location.
• Close to shops, schools, and local amenities.
• Requires modernisation/refurbishment.
• Excellent investment opportunity.
• Ideal for first-time buyers.
• Excellent value-add project.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

S&S Property Group are happy to bring you an excellent opportunity to acquire a spacious two-bedroom terraced property in a popular and well-established residential area of Salford.

The accommodation briefly comprises two generous reception rooms to the ground floor, offering flexible living and dining space, together with a good-sized kitchen providing plenty of scope for redesign and improvement. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a bath, wash basin, and WC.

Externally, the property benefits from a private rear yard. There is no front garden, creating a low-maintenance frontage.

While the property requires refurbishment and or modernisation throughout, it presents an ideal project for investors looking to add value or first-time buyers seeking an affordable home with the opportunity to put their own stamp on it. With the right improvements, this property has the potential to become a comfortable family home or a strong buy-to-let investment.

Situated in a sought-after location, the property is conveniently positioned close to a range of local shops, supermarkets, schools, and everyday amenities. The area also benefits from good transport links, providing easy access to Salford, Manchester city centre, and surrounding areas, making it attractive to both owner-occupiers and tenants alike.

Key Features:
• Two-bedroom terraced property.

• Two reception rooms.
• Good-sized kitchen.
• First-floor family bathroom.
• Private rear yard.
• Popular residential location.
• Close to shops, schools, and local amenities.
• Good transport links.
• Requires modernisation and refurbishment.
• Excellent investment opportunity.
• Ideal for first-time buyers.
• Potential to increase value through improvement.

Council Tax Band: A
Tenure: Freehold
Parking options: On Street





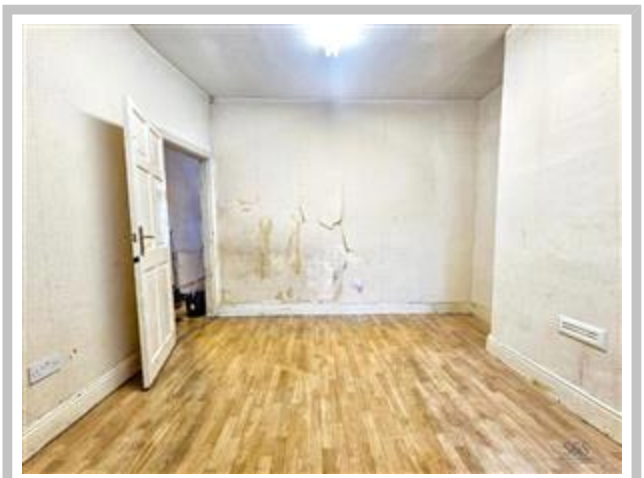


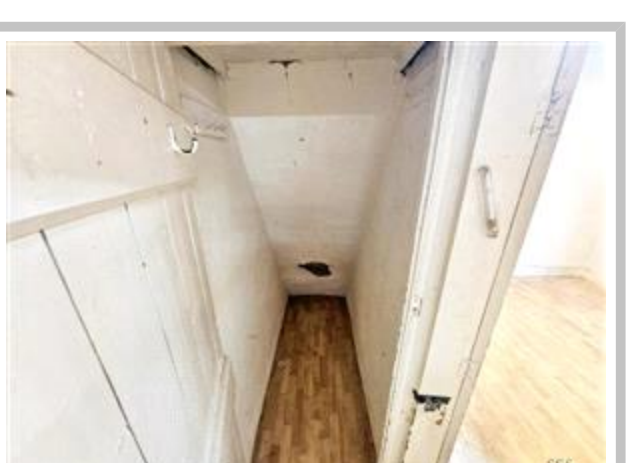


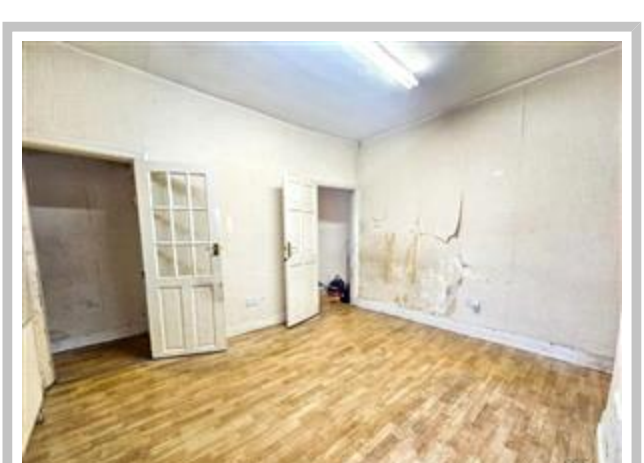


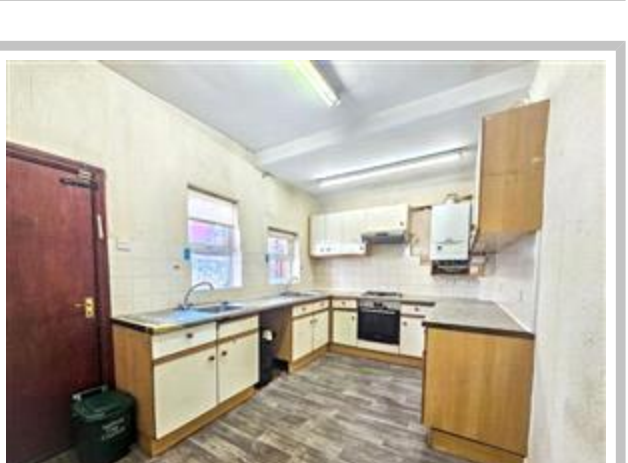














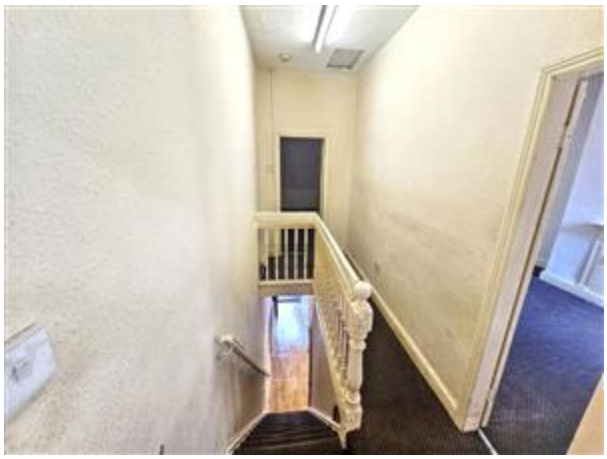


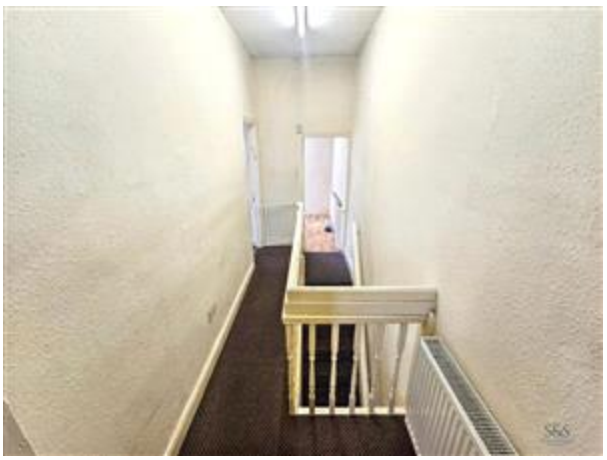






















<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.