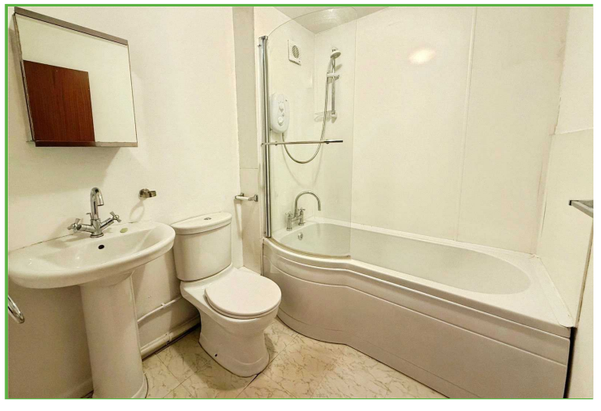


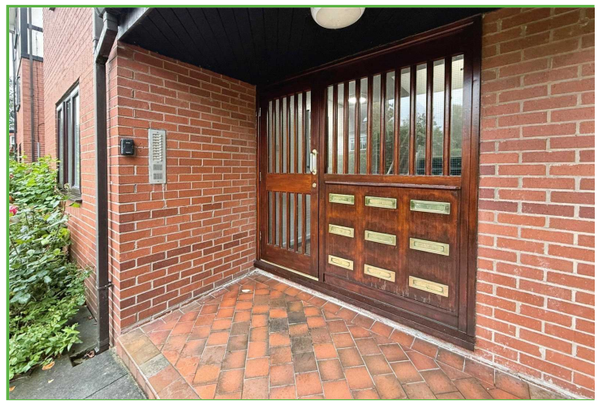














Hillcrest, Park Road, Salford,
Greater Manchester, M6

Guide Price: £100,000

Tenure: Leasehold

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Hillcrest, Park Road, Salford, Greater Manchester, M6

Guide Price: £100,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This neutrally decorated first floor apartment presents an exceptional opportunity for first time buyers and investors alike. Situated in a sought-after location, the property allows convenient access to public transport links, local amenities, and nearby parks.

Upon entry, you are welcomed by a bright and spacious reception room. This versatile space accommodates both comfortable seating and space for dining, making it ideal for relaxing or entertaining.

The separate kitchen benefits from ample natural light, creating a pleasant atmosphere for meal preparation and day-to-day activities. Thoughtfully designed, it offers a functional layout suitable for modern living.

The property features a generously sized double bedroom, providing a restful retreat and ample space for wardrobes and additional furnishings. Completing the accommodation is a bathroom fitted with a shower over the bath, catering to all your needs whether you prefer a quick refresh or a leisurely soak.

A notable benefit of this apartment is the provision of parking, ensuring ease and convenience for residents. Positioned on the first floor, the flat enjoys a sense of privacy while still being easily accessible.

With its combination of practical features and a desirable location, this flat represents an excellent opportunity for those looking to step onto the property ladder or grow their investment portfolio. Arrange a viewing to fully appreciate the comfort and convenience offered by this appealing home.

Location:
Situated on a highly sought-after tree-lined road within Salford M6. With excellent transport links nearby including Eccles train station and Tram stop, the M602 motorway network for those commuting further, and walking distance to Salford Royal Hospital. A short drive or 25 minute walk and you'll find yourself in Monton Village offering a range of bars and restaurants, and if you're after a scenic walk there is the Loopline, or a 20 minute walk and you'll be at Buile Hill Park.

Living Room
15'6" x 12'2" (4.72m x 3.7m)
A well proportioned living room with space for a dining area too. With two UPVC windows to allow plenty of natural light in. With neutral decoration and light laminated flooring.

Kitchen
9'6" x 7'3" (2.9m x 2.2m)
The kitchen is separate, including cream wall and base units with brown fleck worktops. Integrated appliances include fridge / freezer, electric oven and hob and stainless steel sink.

Bedroom
9'6" x 12'2" (2.9m x 3.7m)
A double bedroom with space for freestanding furnishings. Neutrally decorated also with light laminated flooring.

Bathroom
6'10" x 6'2" (2.08m x 1.88m)
A white three piece suite with a shower over the bath. With vinyl flooring and white painted walls

Extra Information:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

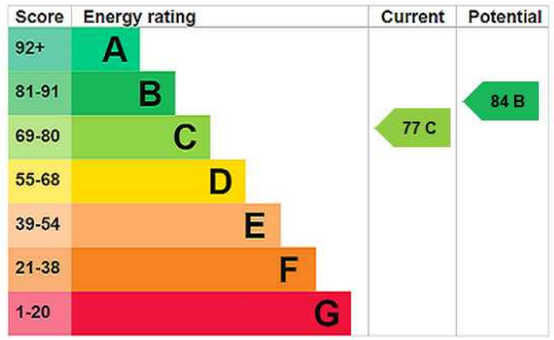
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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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.



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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