



## 3 bed semi-detached house to buy in M5

Buckfield Avenue, Salford, Salford, Greater Manchester, M5 3HJ

**£175,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Semi-detached
- ✓ Three bedroom
- ✓ Requires modernisation
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We welcome to market this THREE BEDROOM semi-detached property on Buckfield Avenue in Salford.

Requiring modernisation throughout this property is ideal for investors.

Briefly comprises of entrance hallway, living room, kitchen, three bedrooms and a bathroom. It also benefits from good size garden front and rear, and a driveway.

Ideally located just off Ordsall Lane, it allows easy access to the city centre and Salford Quays. It has excellent transport links and easy access to motorway links.

Call the office now to arrange a viewing!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 969

Annual Ground Rent Amount: £50.00

Price: Starting Bid £175,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1996

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Approximate total area<sup>(1)</sup>  
284.51 ft<sup>2</sup>  
26.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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