



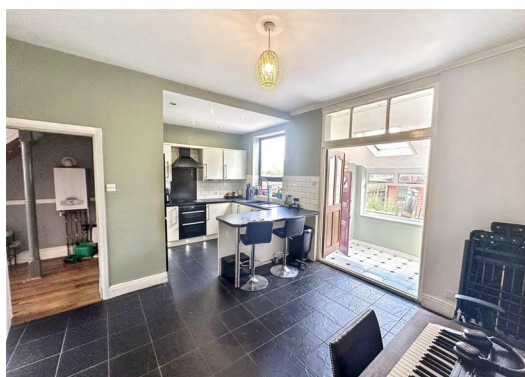
40 Moorfield Road, Salford, M6 7QD Offers in excess of £325,000

Situated in a popular and well-established residential location, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, or investors alike. Conveniently positioned close to local amenities, reputable schools, and excellent transport links into Salford and Manchester city centre, the property provides the perfect balance of comfort and convenience.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, and a well-appointed kitchen with ample storage and workspace. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing flexible living space to suit a variety of needs.

Externally, the property benefits from front and rear gardens, offering plenty of outdoor space for relaxing, entertaining, or family enjoyment. With excellent access to shops, parks, schools and commuter routes, this home presents a fantastic opportunity for those seeking a well-connected location.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

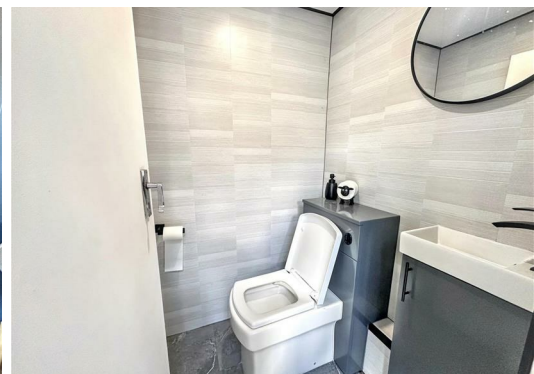
Leasehold Information

870 years remaining on the lease
 Ground rent: peppercorn

This information is provided by the vendor and should be verified during the conveyancing process.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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