



EAGLE DRIVE
SALFORD

£300,000



3 BEDROOMS



2 BATHROOMS



3 RECEPTIONS



EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

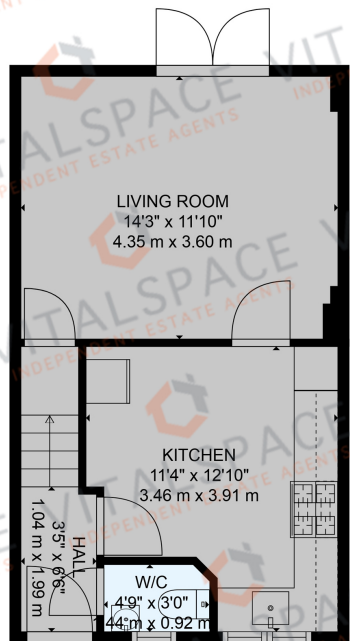


Eagle Drive, Salford, M6 6EY

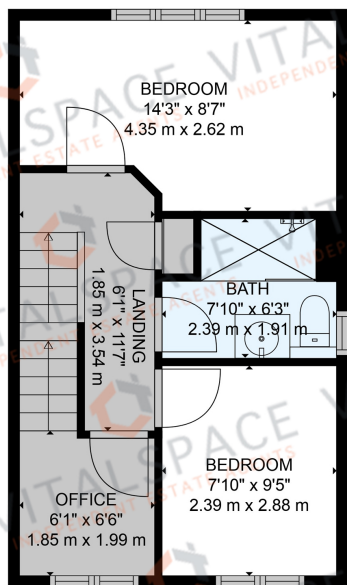
An exceptional opportunity to acquire a spacious, updated THREE BEDROOM semi detached property perfectly positioned on the tranquil Eagle Drive in sought-after pocket of Salford. Crafted to a high standard, offering an exceptional living experience that combines space, style, and convenience. Arranged over three floors, as you step inside, you'll be greeted by a spacious and bright living room, perfect for relaxing after a long day or entertaining guests. The adjacent dining room offers ample space for family meals or hosting dinner parties, and large patio doors lead out to a beautiful green space garden. This private outdoor area is ideal for enjoying warm evenings or a morning coffee, offering a seamless blend of indoor-outdoor living. The property boasts three generously sized bedrooms, providing ample space for furniture and storage, perfect for couples, families, or housemates. The third bedroom is versatile and can be used as a guest room, home office, or child's room, adapting to your lifestyle needs. The modern kitchen is sleek and well equipped with plenty of counter space and storage, perfect for those who love cooking and entertaining. The local area is perfect for those seeking a peaceful retreat just outside the bustling Manchester city centre. You'll benefit from the convenience of being just 10 minutes away from key areas like Deansgate, Spinningfields, and the Northern Quarter—vibrant districts filled with shops, bars, and restaurants. Excellent transport links also make commuting effortless, especially for professionals working at MediaCity, BBC, and ITV, as the commute is under 10 minutes. This home is ideal for first-time buyers, growing families, or savvy investors looking to take advantage of Salford's high rental yields. It's fantastic location, spacious layout, and beautifully designed interior make it a truly amazing opportunity and a smart investment. Contact VitalSpace Estate Agents to arrange an internal inspection of for further information.



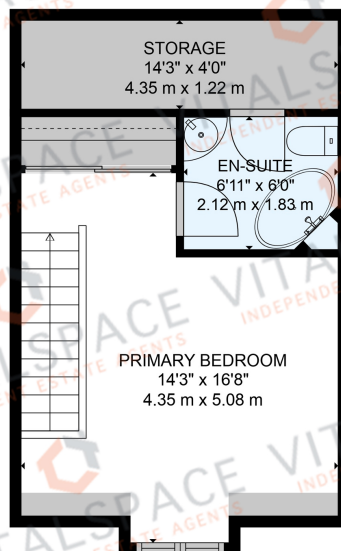




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Features

- Three spacious bedrooms
- Semi detached property
- Contemporary living
- Arranged over three floors
- Sough after development
- Driveway and garden
- Master bedroom suite
- Immaculate condition
- Excellent family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 8 years

Tenure: Leasehold - Ground Rent - £150 per annum

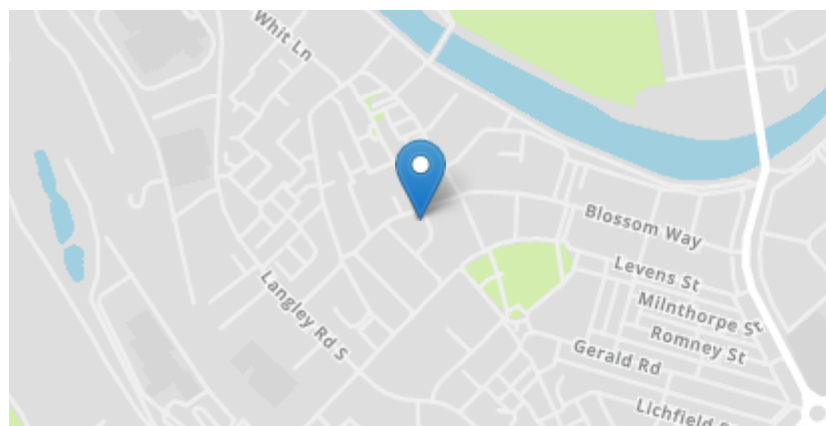
Service Charge - £146.00 per annum

How old is the boiler and when was it last inspected? Gas central heating

Which way does the garden face? South facing rear garden

Reasons for sale of property? Marital breakdown

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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