



**Bugle Close
Salford
Greater Manchester
M7 2GP**

Offers in Excess of £265,000

bettermove

Bugle Close Salford

Bettermove are proud to present this charming three bedroom semi-detached house in Salford, available with no forward chain.

This is a leasehold property with 241 years remaining on the lease; the ground rent is £150 per year and the service charge is £80 per year. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, open plan kitchen/dining room and cloakroom on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden with lawn and patio seating areas, perfect for enjoying the summer months. There is a driveway to the side providing off street parking for two cars.

Situated in the popular city of Salford, the property is close to a number of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A576, A56, A6010, M60, M66, Manchester Victoria, Salford Central and Salford Crescent rail stations.

This exciting opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

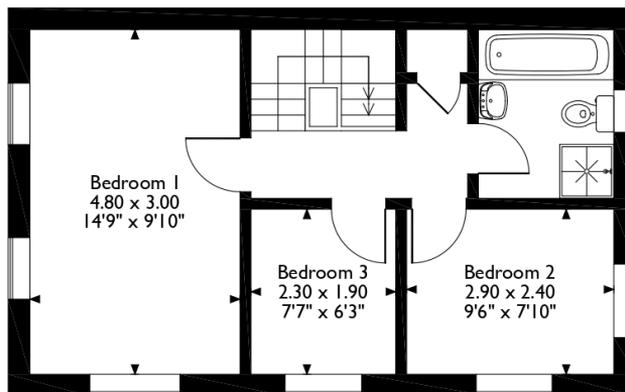
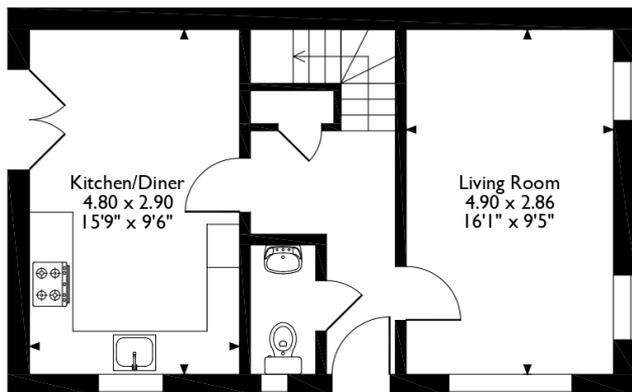
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Bugle Close, Salford

Approximate Gross Internal Area 78 SqM/840 SqFt



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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