



## Blodwell Street, Salford

- 3 BED SEMI DETACHED
- PARKING SPACE
- FITTED KITCHEN
- EN SUITE TO MASTER BEDROOM
- CORNER PLOT
- CLOSE TO METRO STOP
- EPC RATING B

**£1,400 Per Calendar Month**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Blodwell Street, Salford

## DESCRIPTION

HUNTERS WORSLEY is delighted to bring to the rental market this modern 3 bedroom end semi detached property with enclosed rear garden and parking space. High Specification modern kitchen/diner. Ground Floor WC. 3 Double Bedrooms and 2 Bathrooms. Under 200 Meters to the nearest Metro Stop. Close to Bars, Restaurants at Media city UK, Salford Quays

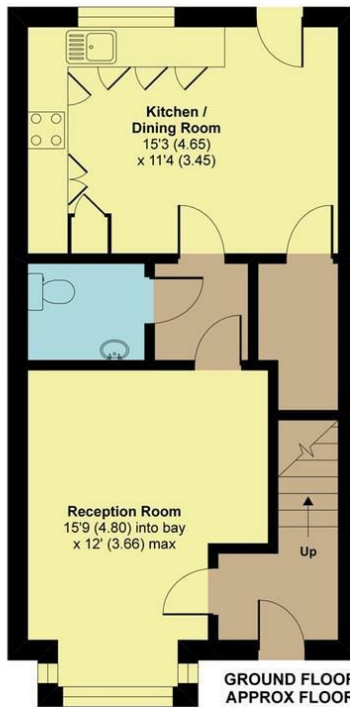




# Blodwell Street, Salford, M6

Approximate Area = 964 sq ft / 89.6 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 45.4 SQ M  
(489 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 44.1 SQ M  
(475 SQ FT)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Hunters Property Group. REF: 582994

## Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

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