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Blackburn Street, Salford

£300,000



Situated in a highly convenient location just minutes from Manchester city centre, this beautifully presented three-bedroom semi-detached home offers generous living space, modern upgrades and an exceptional corner plot setting, ideal for families and professionals alike.

Occupying a larger-than-average plot, the property enjoys extensive outdoor space, including a well-maintained rear garden perfect for relaxing or entertaining, alongside a front garden and a private driveway providing off-road parking for three to four vehicles.

Internally, the home has been thoughtfully updated and is presented in excellent condition throughout. The ground floor features a bright and comfortable lounge, a dining area ideal for family meals, and a newly fitted contemporary kitchen with modern units and finishes.

Upstairs, there are three well-proportioned bedrooms and a stylish, newly installed shower room, finished to a high specification.

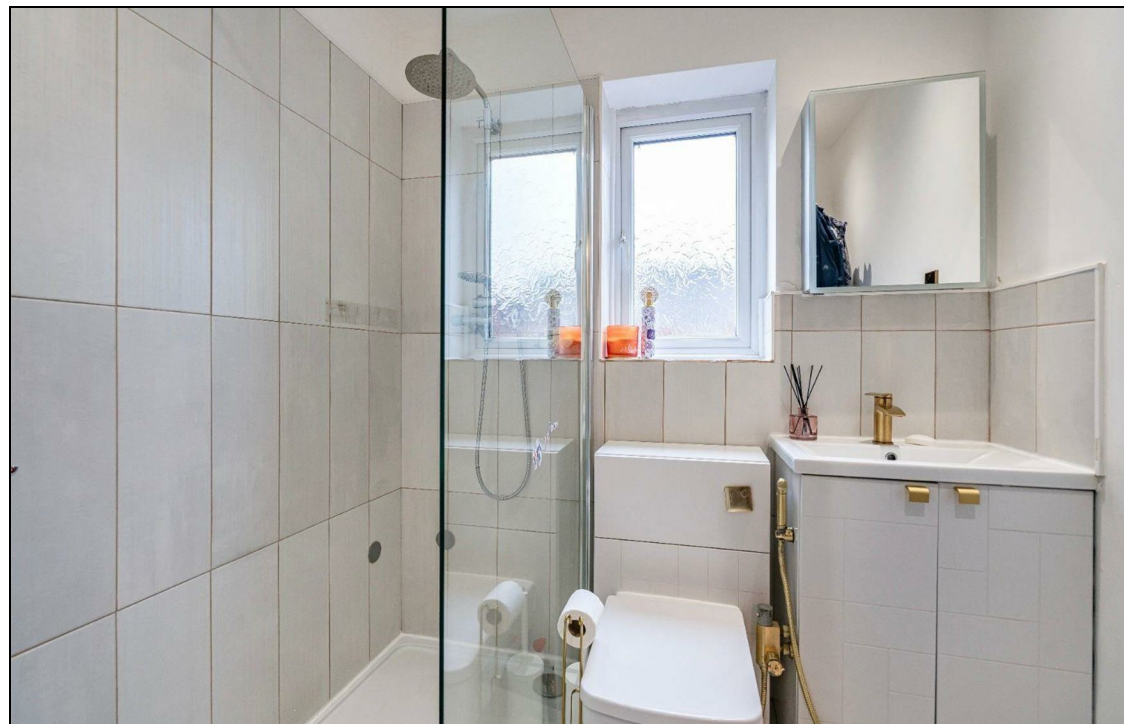
The location is equally impressive, set beside the River Irwell and within a pleasant 10–15 minute walk of Chapel Street and the city centre, offering easy access to shops, amenities, and transport links.

A fantastic opportunity to acquire a move-in-ready home in a prime and well-connected setting.

KEY FEATURES

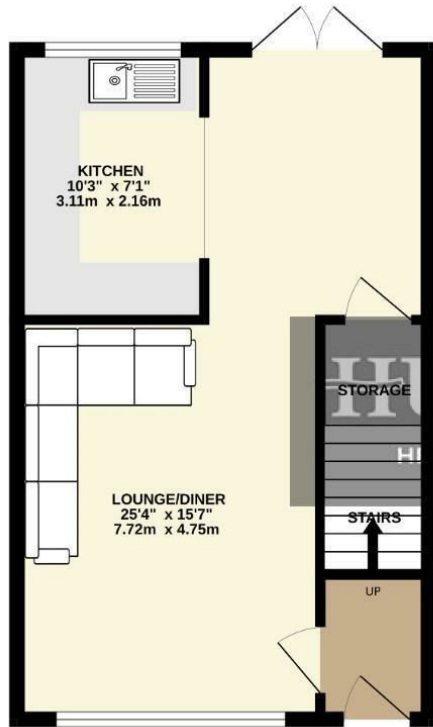
- THREE BED SEMI DETACHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- HIGH SPECIFICATION
- FRONT AND REAR GARDEN
- CLOSE TO CITY CENTRE
- COUNCIL TAX BAND B
- POTENTIAL TO EXTEND (STPP)







GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

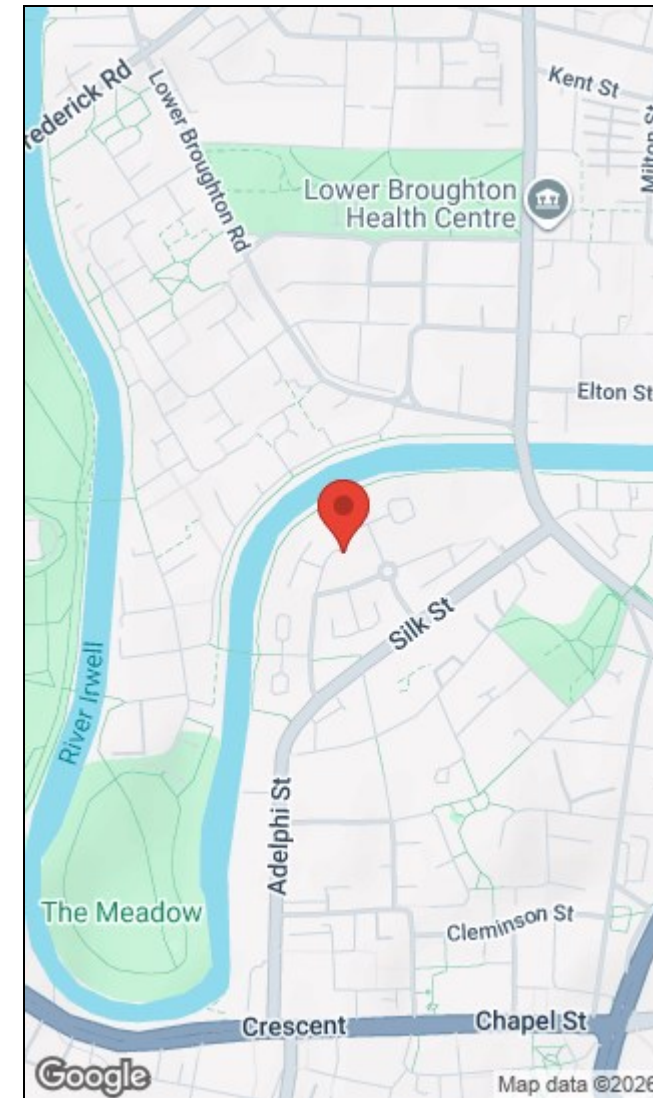


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Metrovox CO2023



Energy Efficiency Rating	
Current	Potential
	87
69	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO2 emissions</small>	
EU Directive 2002/91/EC	
England & Wales	

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