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# Blackburn Street, Salford

## Offers In Excess Of £325,000



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.

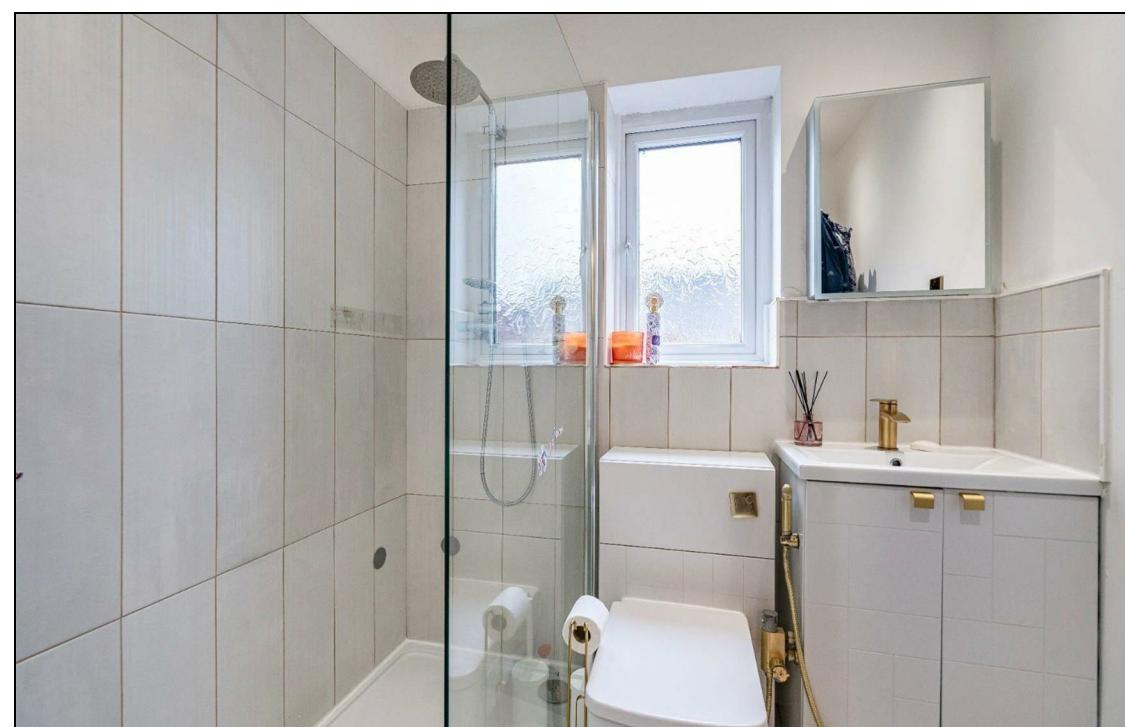
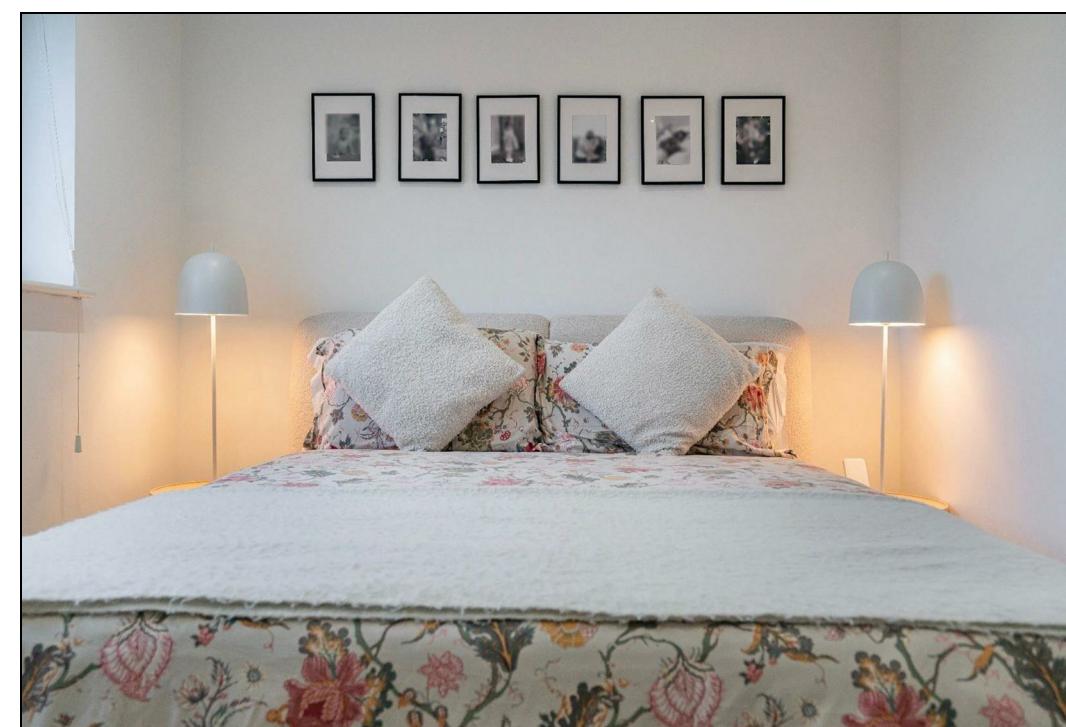
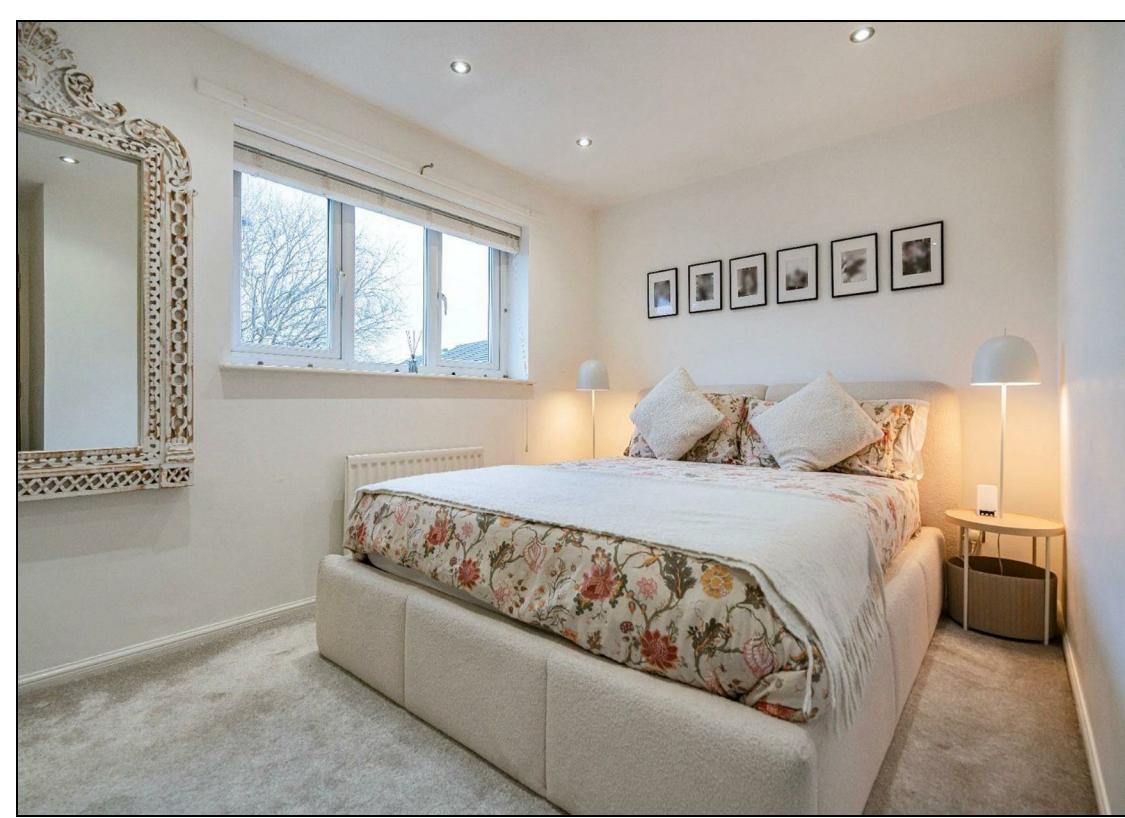
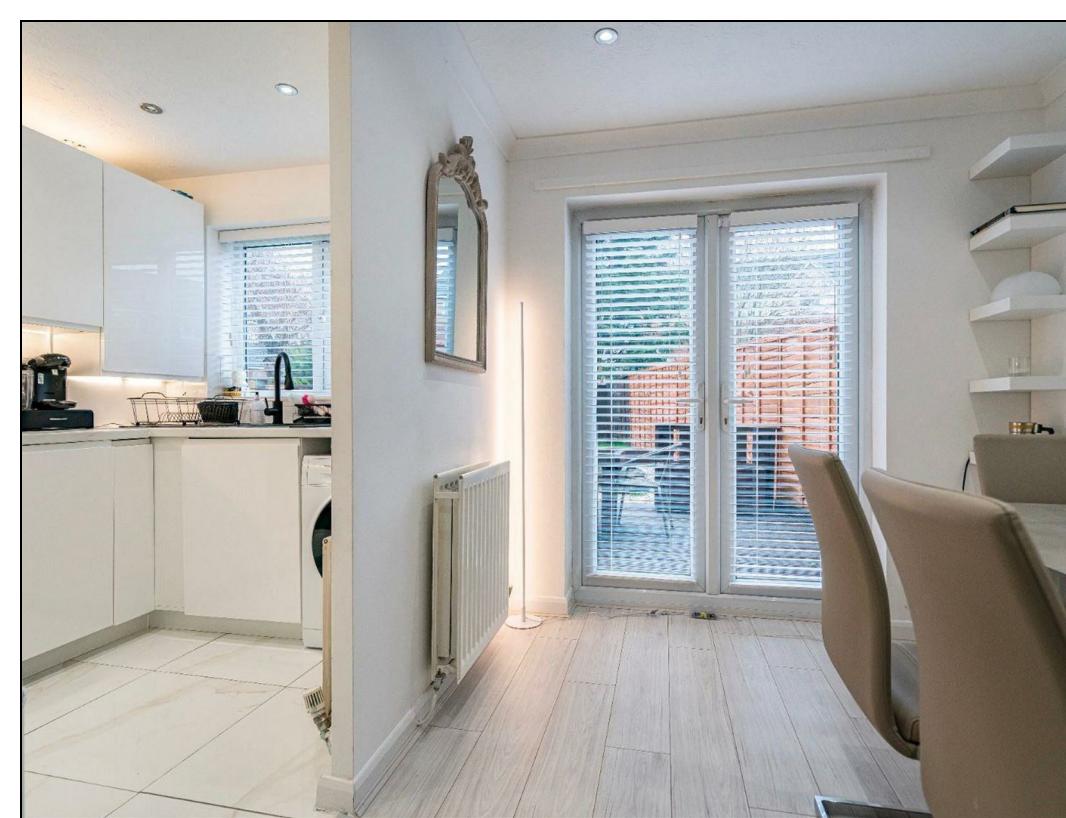
The location is equally impressive, set beside the River Irwell and within a pleasant 10–15 minute walk of Chapel Street and the city centre, offering easy access to shops, amenities, and transport links.

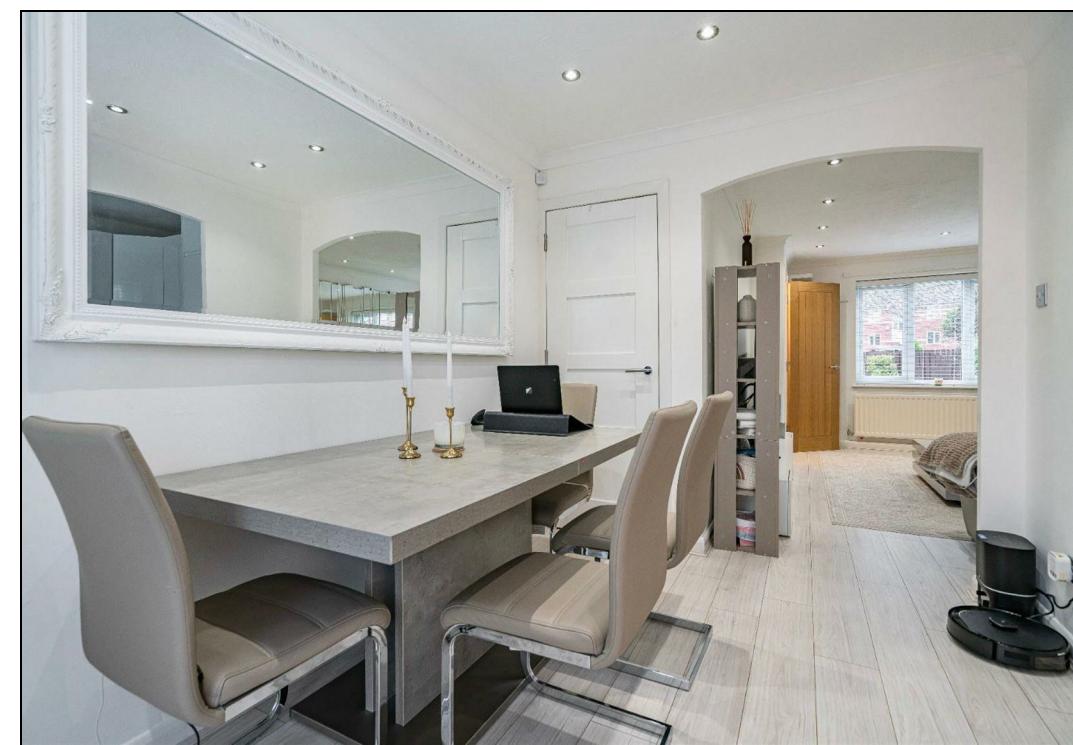
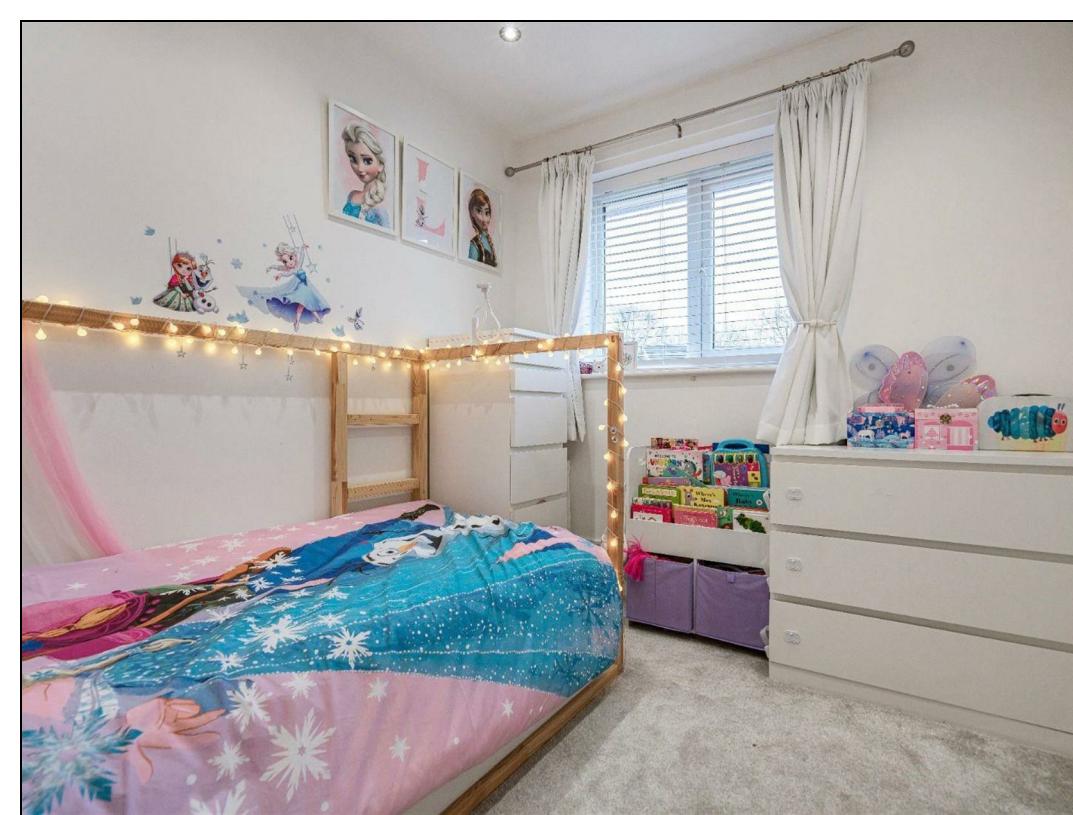
A fantastic opportunity to acquire a move-in-ready home in a prime and well-connected setting.

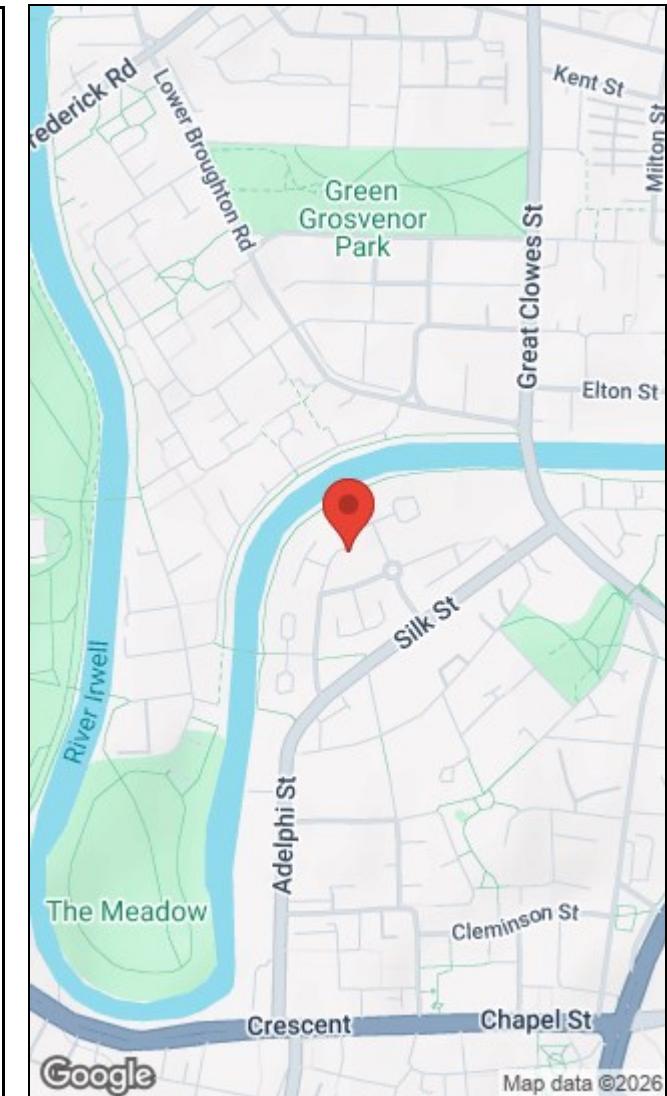
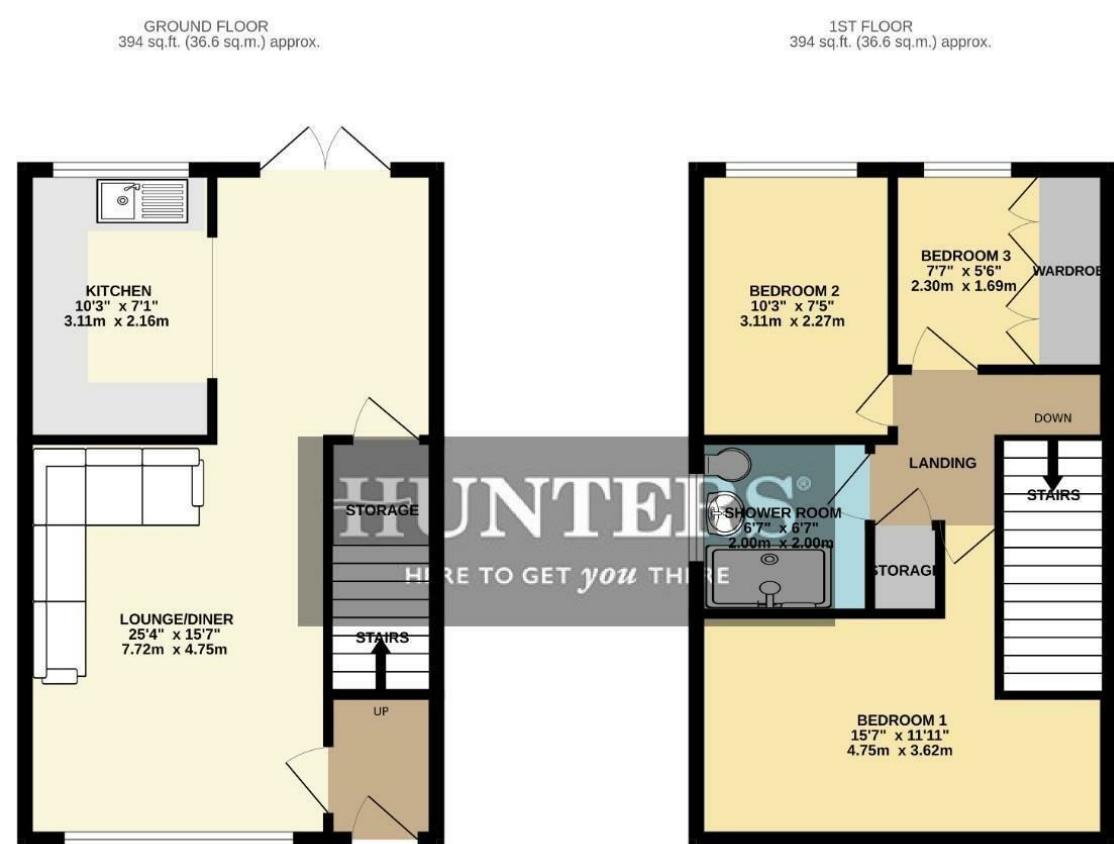
## KEY FEATURES

- 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)









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC	87	69
England & Wales		Current	Potential
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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