

DELISA MILLER



Victorian house for sale with HUGE potential

Stone throw away from Albert park

Offered with no chain and vacant possession

Situated in a popular residential location

Views over Manchester City skyline

Many original features throughout



Great Cheetham Street West
Salford, M7 2DW

£475,000

Entrance Hallway

Coving to ceiling, ceiling rose, light point, high skirts, stairs to first floor.

Reception room one 14' 1" x 12' 10" (4.3m x 3.9m)

Double glazed to the front elevation, light point and ample sockets, plastered throughout.

Kitchen 13' 1" x 11' 2" (4m x 3.4m)

Window to the rear garden, door leading to utility.

Utility/storage space 7' 3" x 7' 7" (2.2m x 2.3m)

Dining Room 11' 10" x 11' 6" (3.6m x 3.5m)

Double glazed window to the rear.

Reception room 2 15' 9" x 16' 9" (4.8m x 5.1m)

Double bay window, coving to ceiling, light point and ample power sockets

Stairs to first floor accomodation

Family Bathroom 5' 7" x 10' 2" (1.7m x 3.1m)

Three piece suite consisting of panelled bath with shower over, low level w.c. and hand wash basin, double glazed frosted window and heated towel rail.

Office space 4' 11" x 6' 7" (1.5m x 2m)

Shower room

Shower cubicle, laminate flooring, low level w.c. heated towel rail, pedestal hand wash basin and frosted double glazed window.

Bedroom one 12' 2" x 11' 6" (3.7m x 3.5m)

Double glazed garden to the rear elevation, light point and ample power sockets.

Stairs to 2nd floor

Bedroom 2 12' 6" x 15' 5" (3.8m x 4.7m)

Double glazed window elevation, light point and ample power sockets.

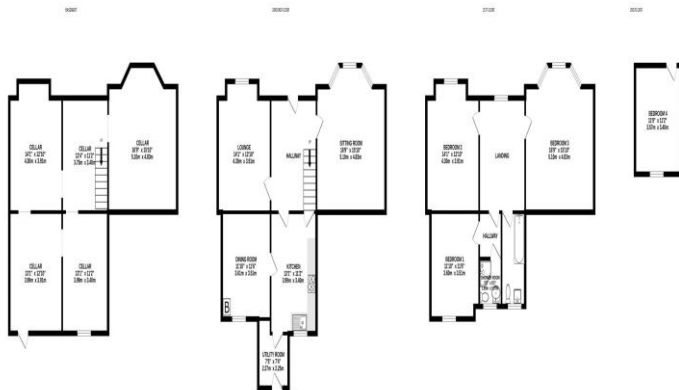
Bedroom 3 15' 9" x 16' 5" (4.8m x 5m)

Double glazed bay window to the rear elevation, light point and ample power sockets.

Bedroom 4 11' 2" x 11' 10" (3.4m x 3.6m)

Externally

Good sized garden to the rear of the property, mainly laid to lawn with a patio area and a garden shed. Gates which offer off road parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 not 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 Intoplan 12/24

Energy performance certificate (EPC)

177, Great Cheetham Street West SALFORD M7 2DW	Energy rating	Valid until:	27 November 2024
	D	Certificate number:	9736-2808-7499-9424-8611

Property type	Mid-terrace house
Total floor area	169 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance