

Laburnum Street

Salford



£240,000

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SALFORD, Salford

****THREE BEDROOM PROPERTY ON THE SOUGHT-AFTER CHIMNEY POT PARK DEVELOPMENT**** Introducing this tastefully decorated three-bedroom terraced property located on the 'Award-Winning' Chimney Pot Park. Situated within walking distance of the vibrant Salford Quays and Media City Council Tax band: B

Tenure: Leasehold

- Three Bedroom Terraced Property Located on the 'Award-Winning' Chimney Pot Park
- Tastefully Decorated Throughout
- Within Walking Distance of Salford Quays and Media City, which is Host to a Fine Array of Bars, Shops and Restaurants
- Three Double Bedrooms
- Main Bedroom Complete with a Lightwell, While the Third Bedroom Benefits from High, Vaulted Ceilings on the First Floor
- Modern Three-Piece Bathroom with the Typical 'Sunken' Bath
- Large Lounge Diner with Sliding Doors to the Rear Garden Terrace
- Modern Fitted Kitchen on the Top Floor with the 'Chimney' Style Lightwell
- Close to Langworthy Tram Stop, with Direct Access into the City Centre
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



Entrance Hallway

Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Lounge / Diner

22' 3" x 12' 2" (6.78m x 3.70m)

An open plan lounge and dining area complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with sliding doors and laminate flooring.

Kitchen

10' 2" x 10' 2" (3.10m x 3.11m)

A modern kitchen featuring complementary fitted units with integral hob and oven. Complete with ceiling spotlights, 'chimney' style lightwell and wall mounted radiator. Fitted with laminate flooring.

Bedroom One

12' 2" x 8' 4" (3.70m x 2.54m)

Complete with a ceiling light point, lightwell and wall mounted radiator. Fitted with laminate flooring.

Bedroom Two

8' 4" x 7' 7" (2.54m x 2.32m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

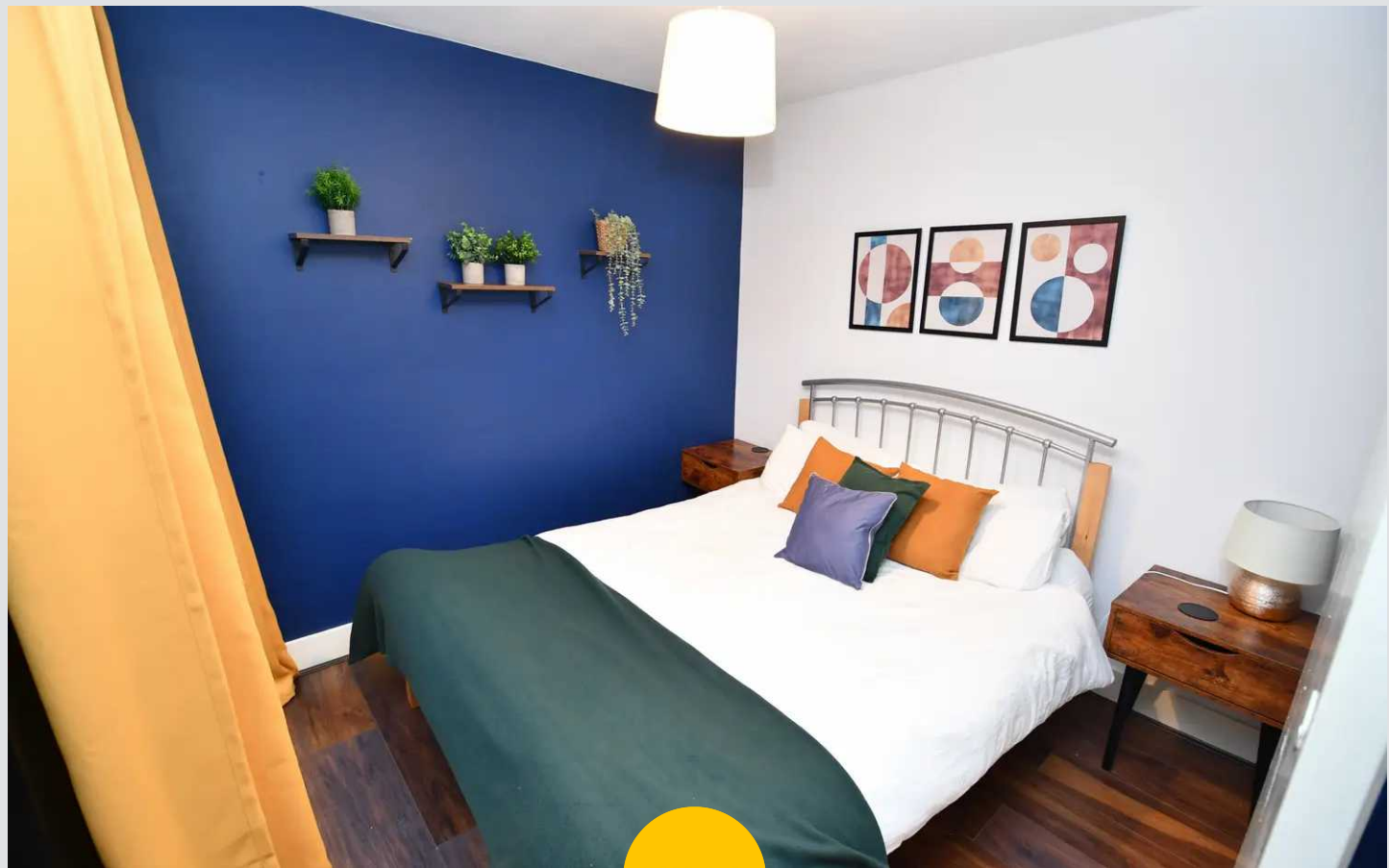
11' 10" x 10' 0" (3.61m x 3.06m)

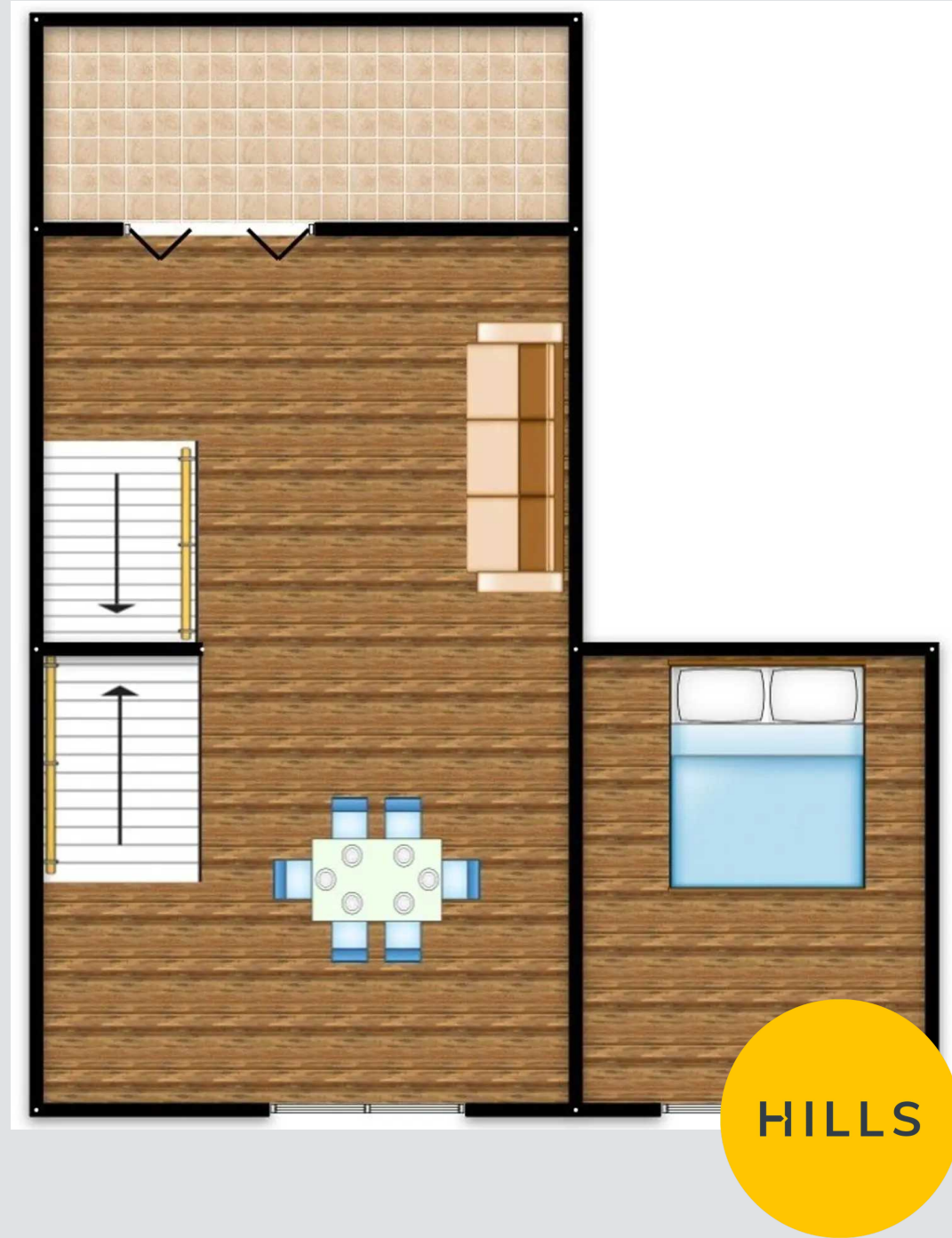
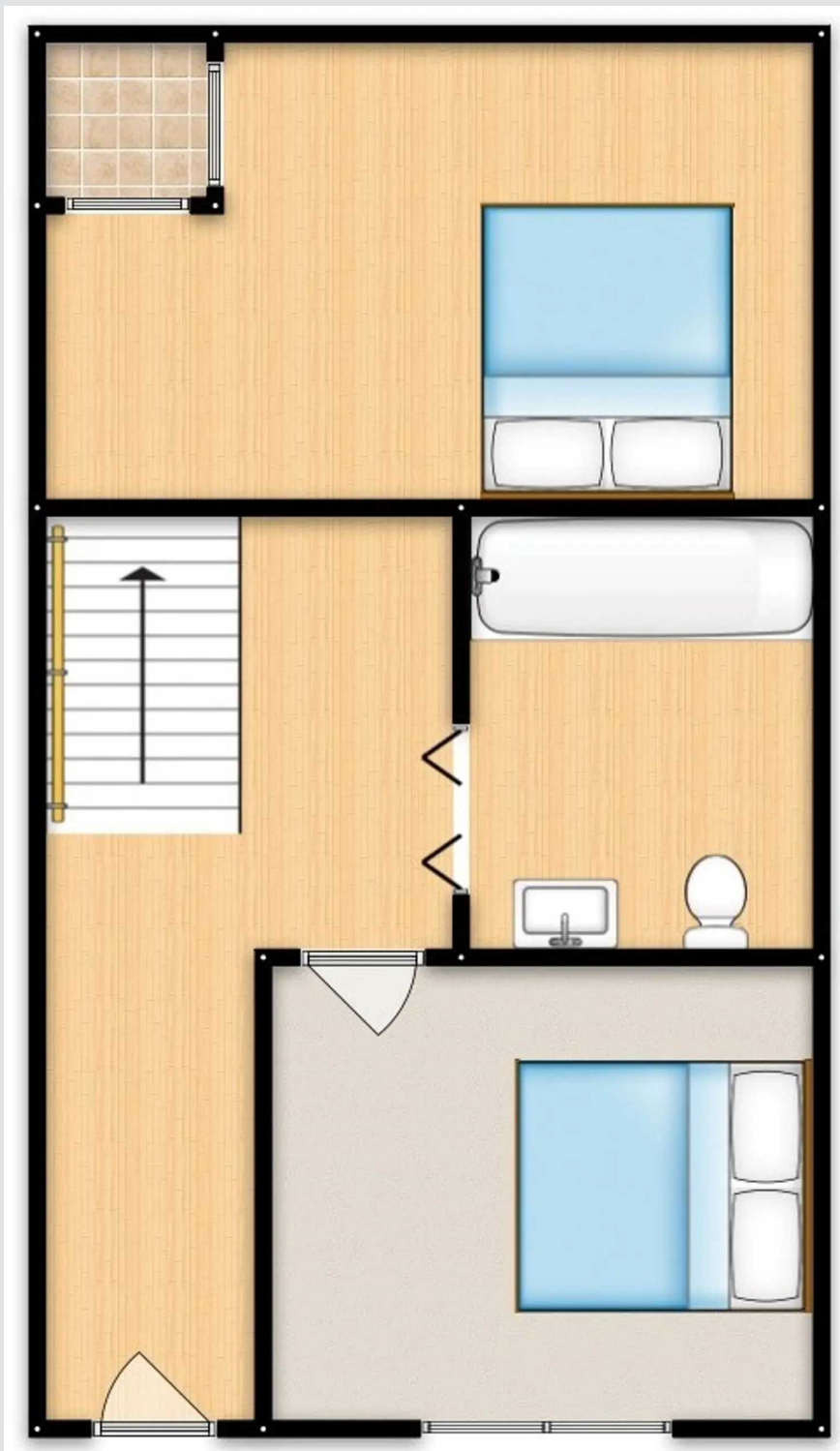
Complete with a ceiling light point, skylight, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

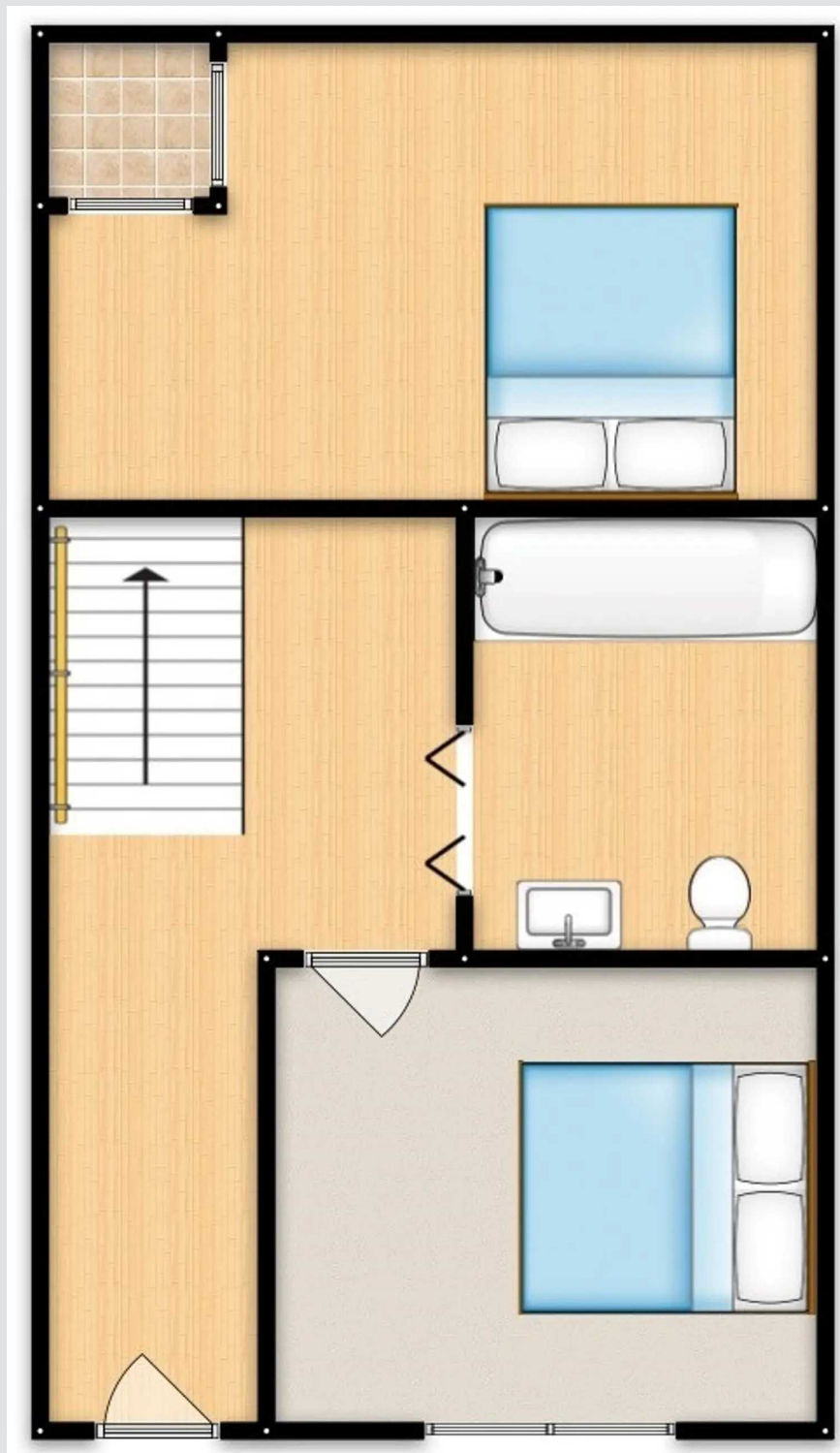
6' 0" x 7' 7" (1.82m x 2.32m)

A contemporary bathroom featuring a three-piece suite including sunken bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights and wooden flooring.





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Hills | Salfords Estate Agent

Hills Residential, Sentinel House
Albert Street - M30 0SS

0161 707 4900

sales@hills.agency
www.hills.agency/

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