



Reservoir Street

Salford



£240,000

# Reservoir Street

## Salford

This IMMACULATE three bedroom property is situated on the popular 'Chimney Pot Park' development. Boasting three double bedrooms, a large lounge diner and undercroft parking, viewing is a must! Tenure: Leasehold

- Immaculate three bedroom terraced property
- Located on the award-winning 'Chimney Pot Park' development
- Within walking distance of Salford Quays, Media City and Langworthy tram stop, which provides direct access into Manchester City Centre
- Three double bedrooms, with one bedroom currently in use as a lounge
- Modern three piece bathroom complete with a 'sunken' bath
- Large lounge diner with sliding doors to the garden terrace at the rear
- Modern fitted kitchen, featuring a 'chimney' style lightwell
- Benefits from an undercroft parking space
- Within easy access of amenities and parks
- Ideal first time home or investment, viewing is highly recommended!



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### Entrance Hallway

Complete with ceiling spotlights and carpet flooring.

### Lounge / Diner

22' 4" x 8' 11" (6.80m x 2.72m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with sliding doors to the rear and laminate flooring.

### Kitchen

11' 11" x 10' 0" (3.64m x 3.05m)

Featuring complementary fitted units with integral fridge freezer. Complete with ceiling spotlights, light well and wall mounted radiator. Fitted with laminate flooring.

### Bedroom One

11' 11" x 10' 1" (3.63m x 3.08m)

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

### Bedroom Two

11' 11" x 8' 4" (3.63m x 2.55m)

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

### Bedroom Three

8' 6" x 7' 7" (2.58m x 2.32m)

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

### Bathroom

6' 0" x 5' 0" (1.82m x 1.53m)

Featuring a three-piece suite including sunken bath with shower over, hand wash basin and W.C. Complete with a ceiling light point.

### Externally

Complete with undercroft parking and a garden terrace.





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