Reservoir Street

0

Salford

HILLS

r Fi

0

5

£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!









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.

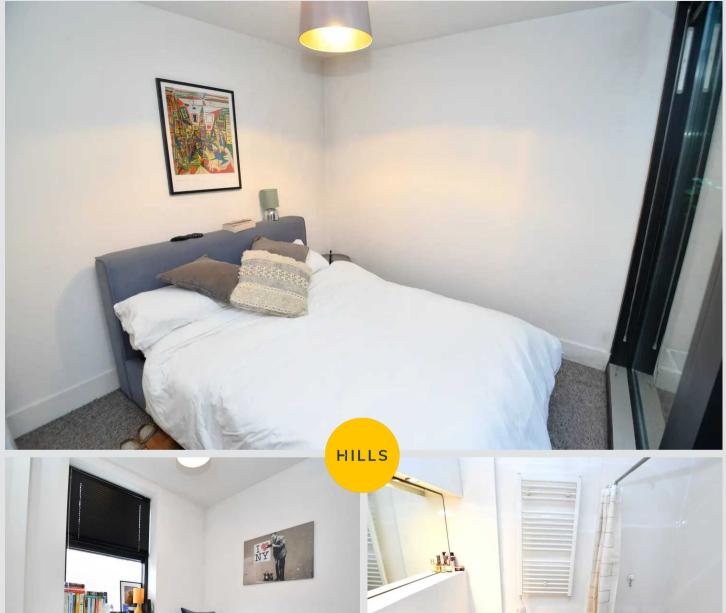
Bathroom

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

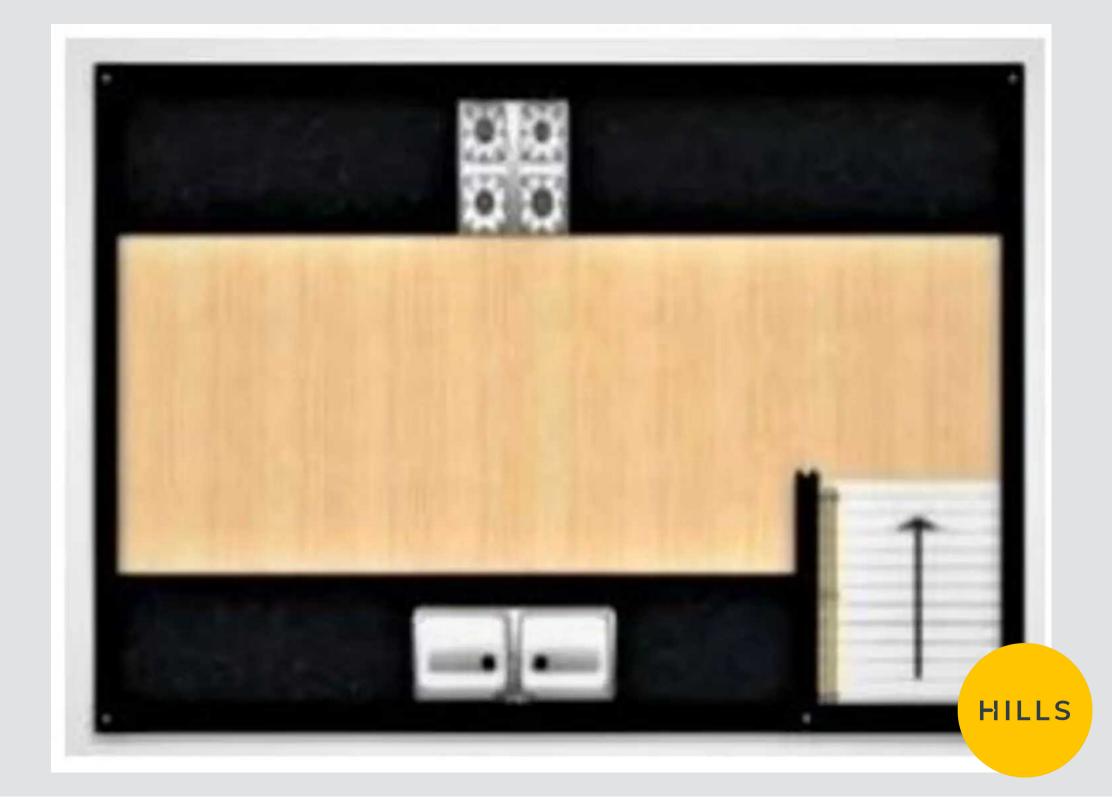
Complete with undercroft parking and a garden terrace.

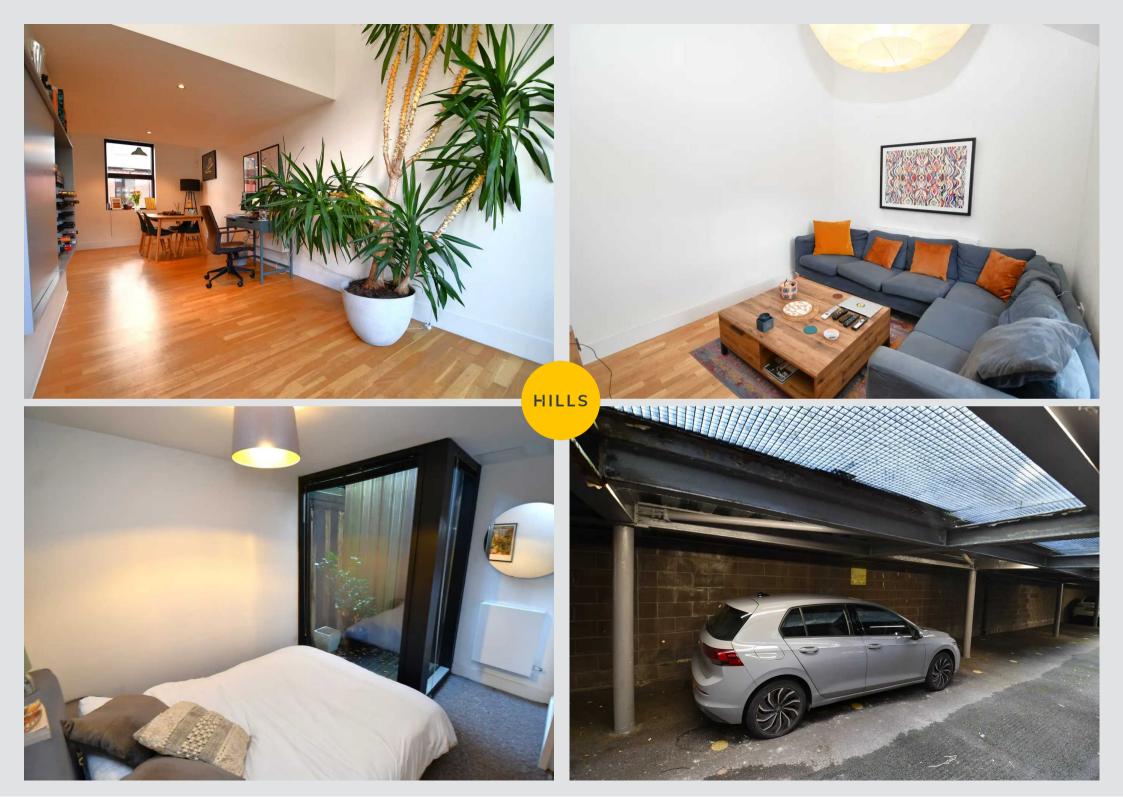












Hills | Salfords Estate Agent Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency/ www.hills.agency/

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



