

## **Deyne Street**

### Salford, Salford

Within walking distance of Buile Hill Park, Langworthy tram stop and local amenities is this TWO BEDROOM TERRACE! Situated in a convenient location and benefitting from a large, extended kitchen, this property would be a perfect first time home or investment!

Council Tax band: A

Tenure: Freehold

- Two Bedroom Terraced Property
- Well-Presented Lounge and a Separate Dining Room
- Extended Kitchen and a Three-Piece Shower Room
- Low-Maintenance Courtyard Garden to the Rear
- Close to Good Local Schooling, Well-Kept Parks and Local Amenities
- Within Walking Distance of Langworthy Tram Stop with Direct Access into Salford Quays/Media City and the City Centre
- Ideal First Time Home or Investment
- Early Viewing Essential, Properties in this Area are Popular!



#### Lounge

13' 1" x 10' 10" (4m x 3.3m)

Ceiling light point, double glazed window, wall mounted radiator. power point and electric fire.

#### **Dining Room**

13' 1" x 12' 6" (4m x 3.8m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

#### Kitchen

14' 1" x 7' 3" (4.3m x 2.2m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for a freestanding cooker, washer and dryer. Ceiling light point and double glazed windows.

#### Landing

Two ceiling light points and wall mounted radiator.

#### **Bedroom One**

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

Ceiling light point, double glazed window and wall mounted radiator.

#### **Bedroom Two**

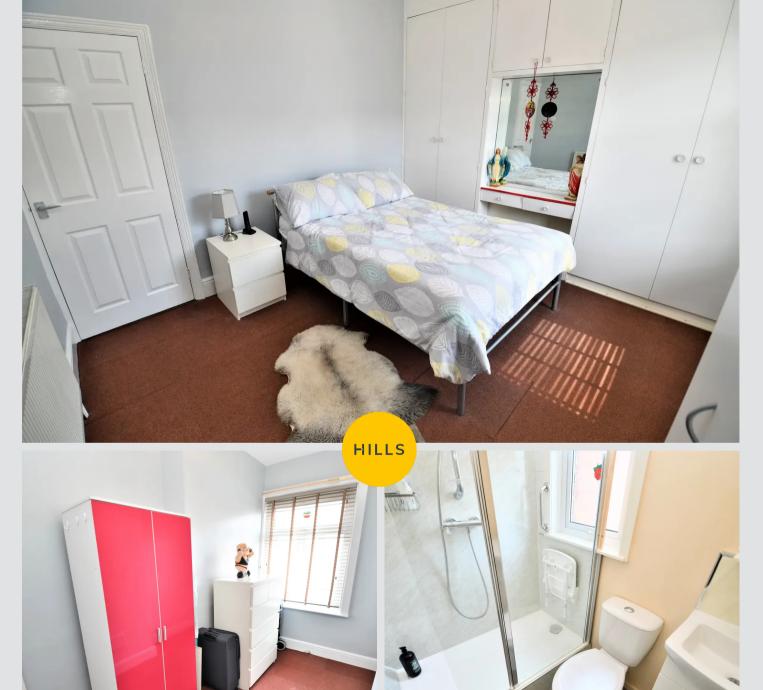
12' 10" x 6' 11" (3.9m x 2.1m)

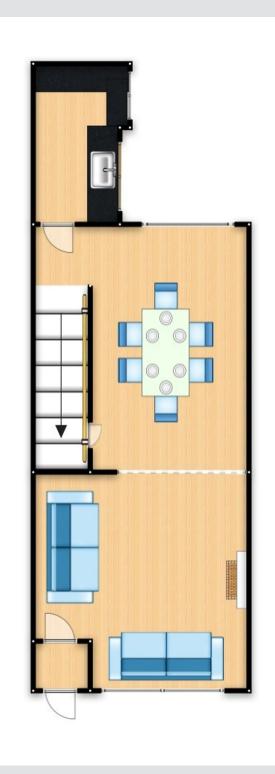
Ceiling light point, double glazed window and wall mounted radiator.

#### **Bathroom**

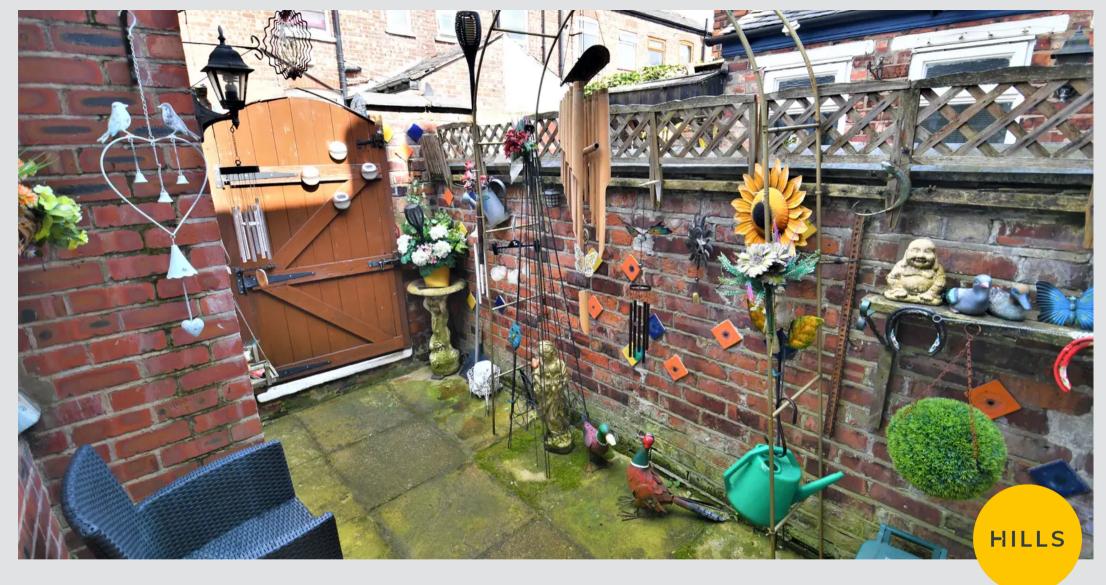
6' 3" x 5' 3" (1.9m x 1.6m)

Fitted with a three piece suite including a hand wash basin, WC and shower cubicle. Ceiling light point and double glazed window.









# Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 OSS

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 the 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.