

**Blodwell Street, Salford**

Salford



**£225,000**

# Blodwell Street

Salford

**SOUTH-FACING GARDEN** This TWO DOUBLE BEDROOM, modern terraced property is situated on a popular development within walking distance of Salford Quays and Media City! Featuring a south-facing garden to the rear and a driveway for off-road parking to the front - viewing is essential!

Council Tax band: A

Tenure: Leasehold

- Modern Two Bedroom Terraced Property
- Located on a Popular Development
- Within Walking Distance of Salford Quays and Media City
- Modern Fitted Kitchen and a Downstairs W/C
- Lounge Diner with Patio Doors to the Rear
- Two Double Bedrooms
- Modern, Three-Piece Bathroom
- South-Facing Garden to the Rear with Laid-to-Lawn Grass and Paving
- Driveway to the Front Providing Off-Road Parking
- Early Viewing is Essential!



### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and cushioned flooring.

### Lounge / Diner

14' 9" x 13' 7" (4.50m x 4.13m)

Complete with two ceiling light points, two wall mounted radiators and patio doors. Fitted with carpet flooring.

### Kitchen

7' 11" x 5' 11" (2.41m x 1.80m)

Featuring complementary fitted units with integral hob and oven. Space for washer and freestanding fridge freezer.

Complete with a ceiling light point, double glazed window and cushioned flooring.

### W.C.

6' 9" x 3' 0" (2.06m x 0.92m)

Complete with a ceiling light point, hand wash basin and W.C. Fitted with cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

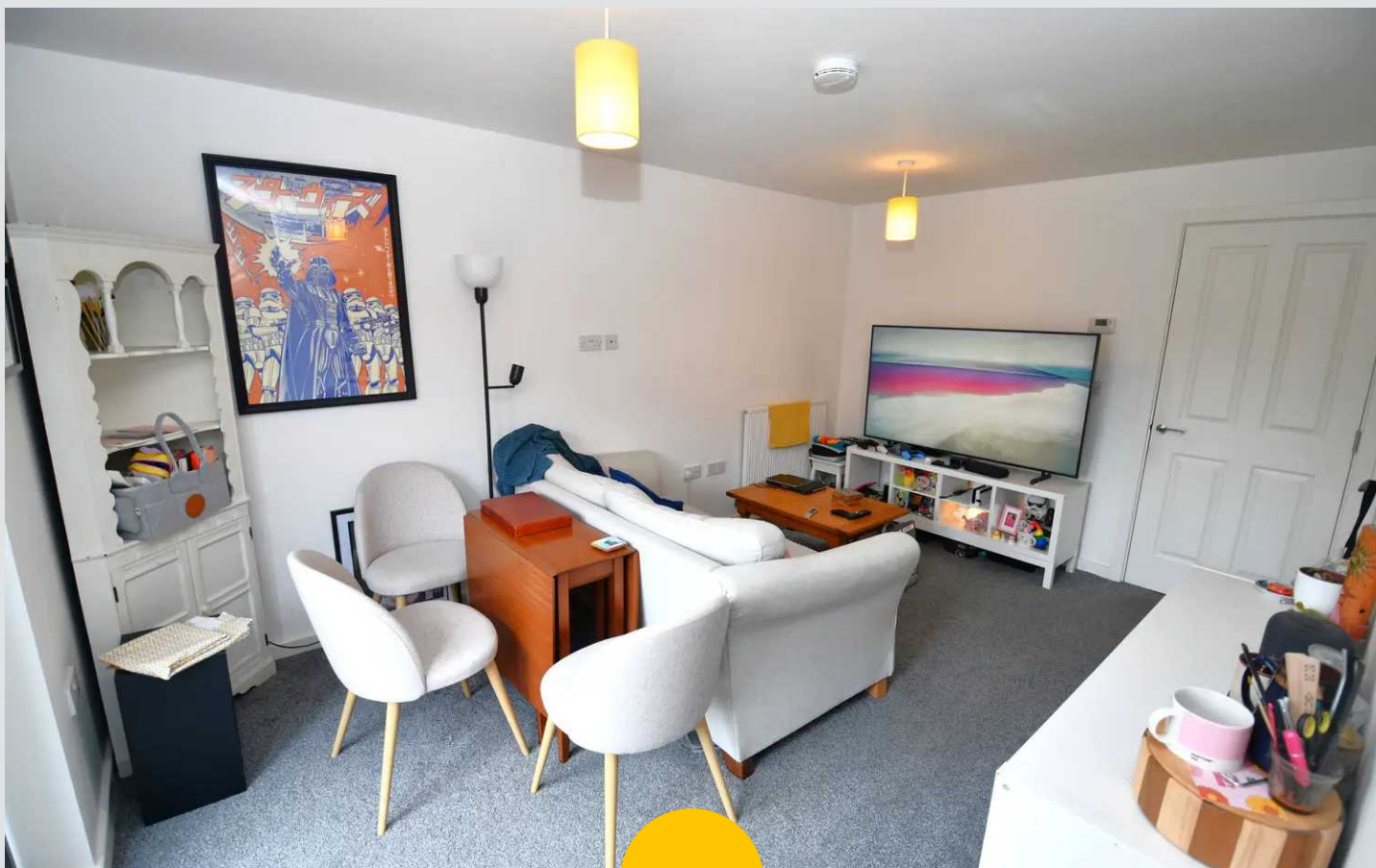
13' 7" x 9' 11" (4.15m x 3.01m)

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

### Bedroom Two

10' 4" x 9' 9" (3.15m x 2.96m)

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



HILLS



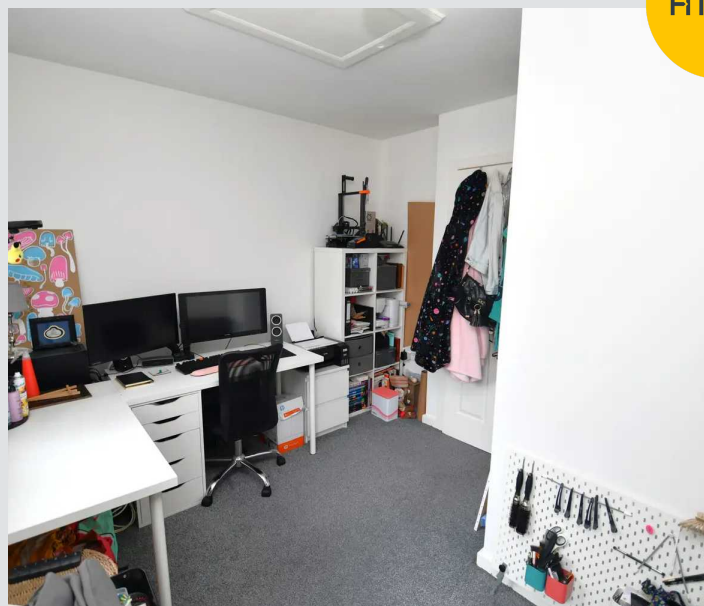
**Bathroom**

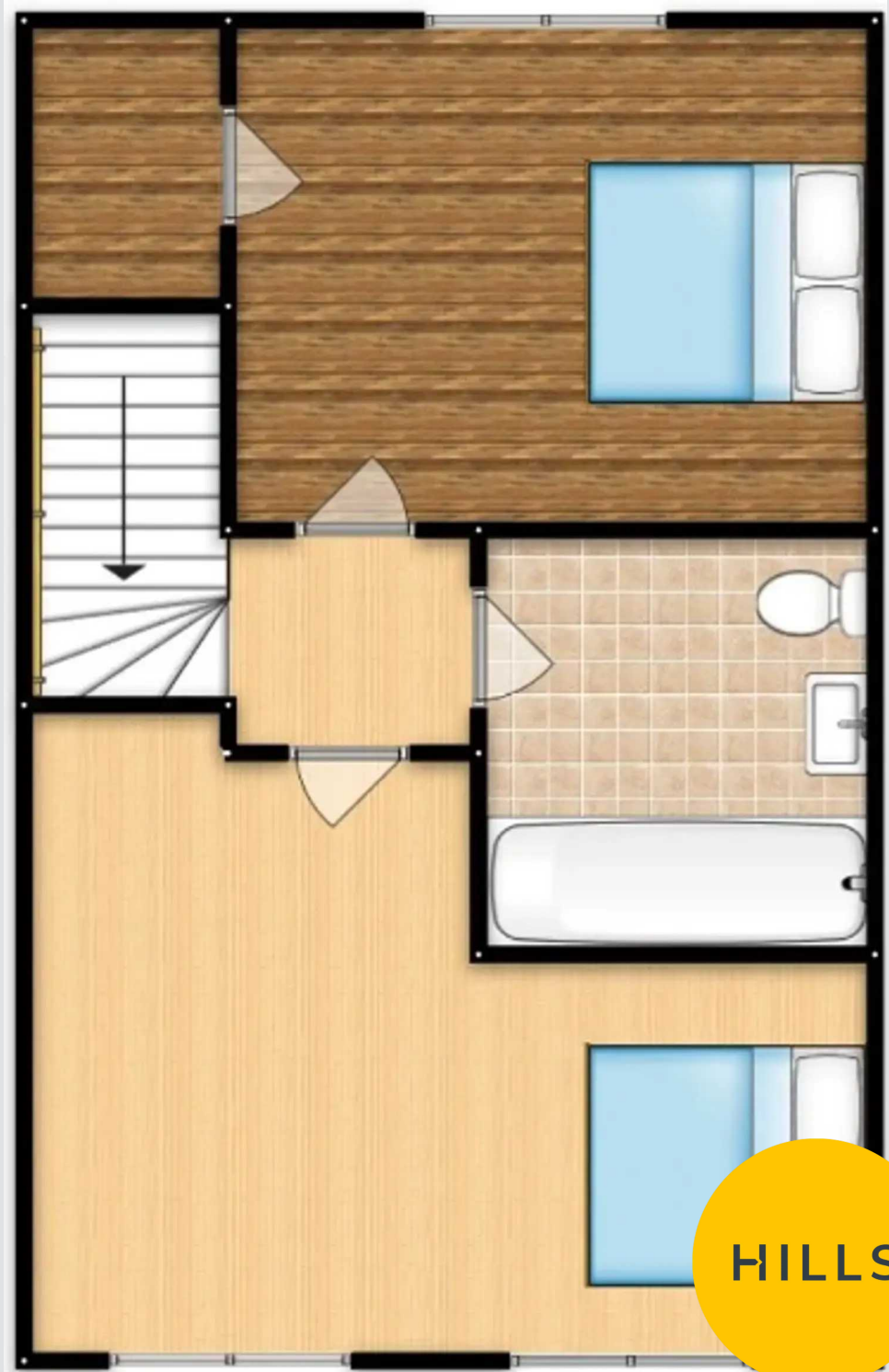
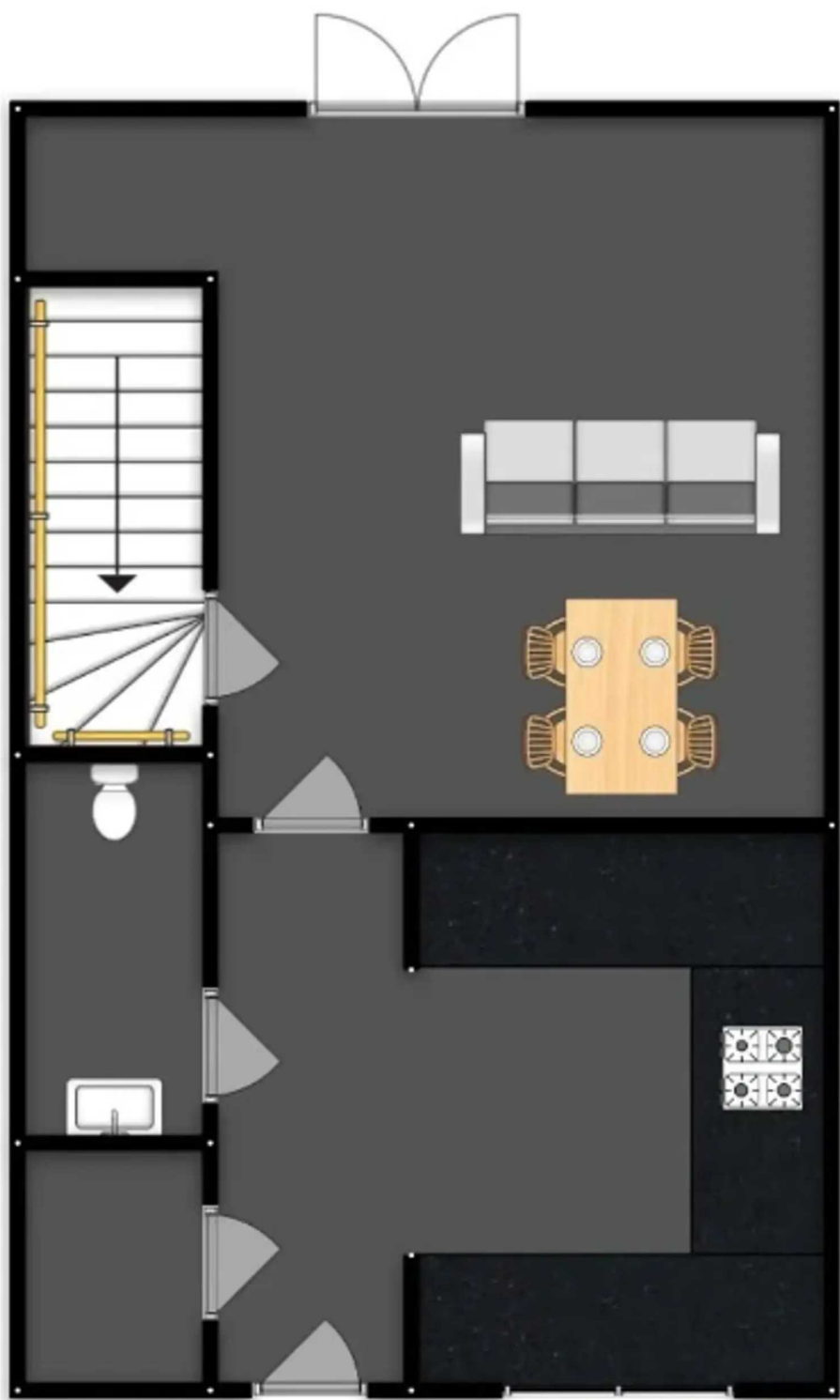
6' 10" x 6' 6" (2.08m x 1.99m)

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

**External**

To the front of the property is a driveway providing off-road parking. To the rear of the property is a garden with laid-to-lawn grass and paving.





**HILLS**

# Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.

