



Reservoir Street

Salford

HILLS

In Excess of £210,000

Reservoir Street

Salford

**** FANTASTIC TWO BEDROOM TERRACED PROPERTY COMING TO THE MARKET CHAIN FREE! **** Located on the sought-after 'Chimney Pot Park' development – within walking distance of Salford Quays & Media City!

Council Tax band: A

Tenure: Leasehold

- Fantastic Two Bedroom Property on the Popular 'Chimney Pot Park' Development
- Coming to the market chain free!
- Two Double Bedrooms on the Ground Floor in the 'Upside Down' Style
- Main bedroom benefits from a Lightwell
- Modern Three-Piece bathroom complete with a 'sunken' bath
- Large Kitchen Diner with Sliding Doors to the Rear
- Cosy Lounge on the Top Floor Complete with a 'Chimney' Style Lightwell and balcony overlooking the Kitchen
- Garden terrace to the rear
- Within Walking Distance of Salford Quays & Media City
- Close to Langworthy Road Tram Stop, which Provides Direct Access into Manchester City Centre



HILLS



Entrance Hallway

10' 6" x 3' 2" (3.20m x 0.97m)

Bedroom One

8' 7" x 11' 11" (2.62m x 3.63m)

Bedroom Two

8' 4" x 8' 4" (2.54m x 2.55m)

Bathroom

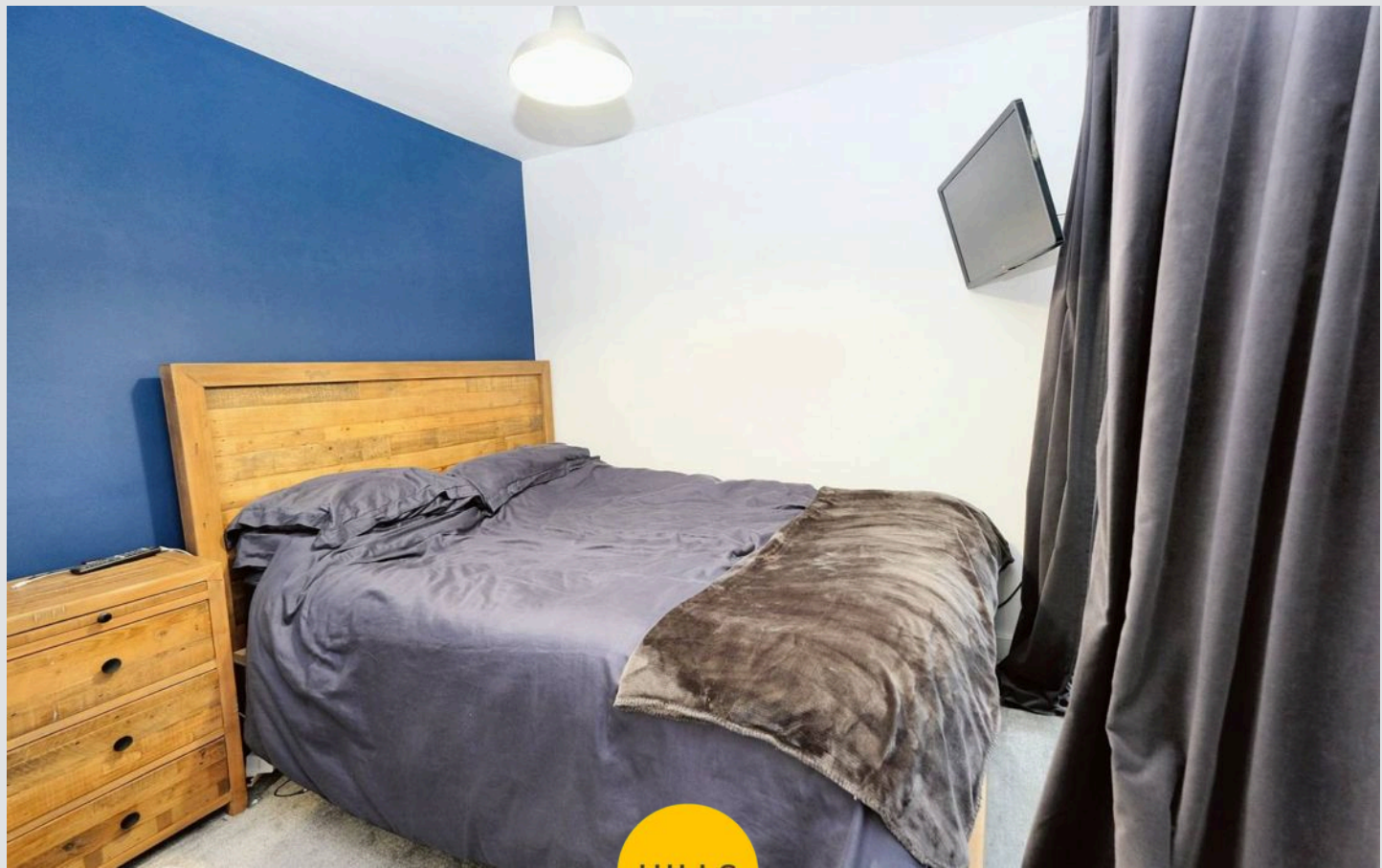
5' 8" x 6' 5" (1.73m x 1.96m)

Kitchen Diner

22' 7" x 12' 2" (6.88m x 3.70m)

Snug

11' 10" x 10' 1" (3.61m x 3.07m)



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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.