



Wellington Terrace

Salford

HILLS

£190,000



# Wellington Terrace

Salford

**\*\*Spacious TWO DOUBLE BEDROOM Bay-Fronted Terraced Property, Within Walking Distance of Weaste Tram Stop – which Provides Direct Access into Salford Quays, Media City and Manchester City Centre\*\***

Council Tax band: A

Tenure: Freehold

- Spacious Two Bedroom Bay-Fronted Terraced Property
- Within Walking Distance of Weaste Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Spacious Lounge and Dining Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Three-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Ideal First Time Home or Investment
- Close to Buile Hill Park and Amenities
- Viewing is Highly Recommended!



HILLS





### Entrance Hallway

Entered via a uPVC door to the front. Ceiling light point, wall mounted radiator and solid oak wooden floors.

### Lounge

Dimensions: 13' 7" x 10' 3" (4.149m x 3.128m). Ceiling light point, double glazed window to the front, wall mounted radiator, gas fire and solid oak wooden floors.

### Dining room

Dimensions: 13' 2" x 11' 5" (4.014m x 3.471m). Ceiling spotlights, double glazed window to the rear, wall mounted radiator and solid oak wooden floors.

### Kitchen

Dimensions: 8' 6" x 8' 11" (2.603m x 2.724m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven. Space for a fridge/freezer and washing machine. UPVC door to the side, ceiling spotlights and tiled floors.

### Landing

Ceiling light point, loft hatch (boarded) and laminate floors.

### Bedroom One

Dimensions: 11' 7" x 14' 2" (3.537m x 4.322m). Ceiling light point, two double glazed windows to the front, wall mounted radiator and laminate floors.

### Bedroom Two

Dimensions: 9' 4" x 12' 3" (2.856m x 3.738m). Ceiling light point, double glazed window to the rear, wall mounted radiator and laminate floors.

### Bathroom

Dimensions: 9' 0" x 9' 2" (2.747m x 2.801m). Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Ceiling spotlights, double glazed window to the rear, tiled walls and tiled floors.

### Externally

To the rear there is a decked yard.



HILLS







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 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.