



4 Ash Street, Salford

Salford



In Excess of £200,000

Ash Street

Salford, Salford

STYLISH TWO BEDROOM PROPERTY located on the AWARD WINNING 'CHIMNEY POT PARK' DEVELOPMENT! Benefitting from a 23FT MODERN KITCHEN DINER with access to the GARDEN TERRACE, this property is sure to be popular!

Council Tax band: A

Tenure: Leasehold

- Well-Presented Two Bedroom Property on the Award Winning 'Chimney Pot Park' Development
- Two Double Bedrooms, with a Lightwell to the Master Bedroom
- 23FT Modern Kitchen Diner with Access to the Garden Terrace
- Garden Terrace with Decked and Paved Areas Creating a Great Social Space
- Three-Piece Bathroom Suite with the Typical 'Sunken Bath'
- Cosy Lounge to the Second Floor
- Close to Langworthy Tram Stop, with Direct Access to Manchester City Centre
- Within Walking Distance of Salford Quays/Media City
- Ideal for First Time Buyers and Investors Alike
- Early Viewing Essential!



HILLS



Hallway

Ceiling light point, wall-mounted radiator and under stairs cupboard with boiler, storage and washing machine.

Lounge

Dimensions: 11' 9" x 12' 1" (3.58m x 3.68m). Double glazed roof window, ceiling spotlights, wall-mounted radiator and carpeted floors.

Kitchen/Diner

Dimensions: 11' 8" x 23' 2" (3.55m x 7.06m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Built-in oven, hob and extractor, built-in fridge/freezer. Solid wooden flooring, double glazed window to the front, ceiling spotlights, wall-mounted radiator, stairs to second floor and sliding door leading to the rear terrace.

Bedroom One

Dimensions: 11' 8" x 10' 5" (3.55m x 3.17m). Double glazed surround to the side, wall-mounted radiator, ceiling light point and carpeted floors.

Bedroom Two

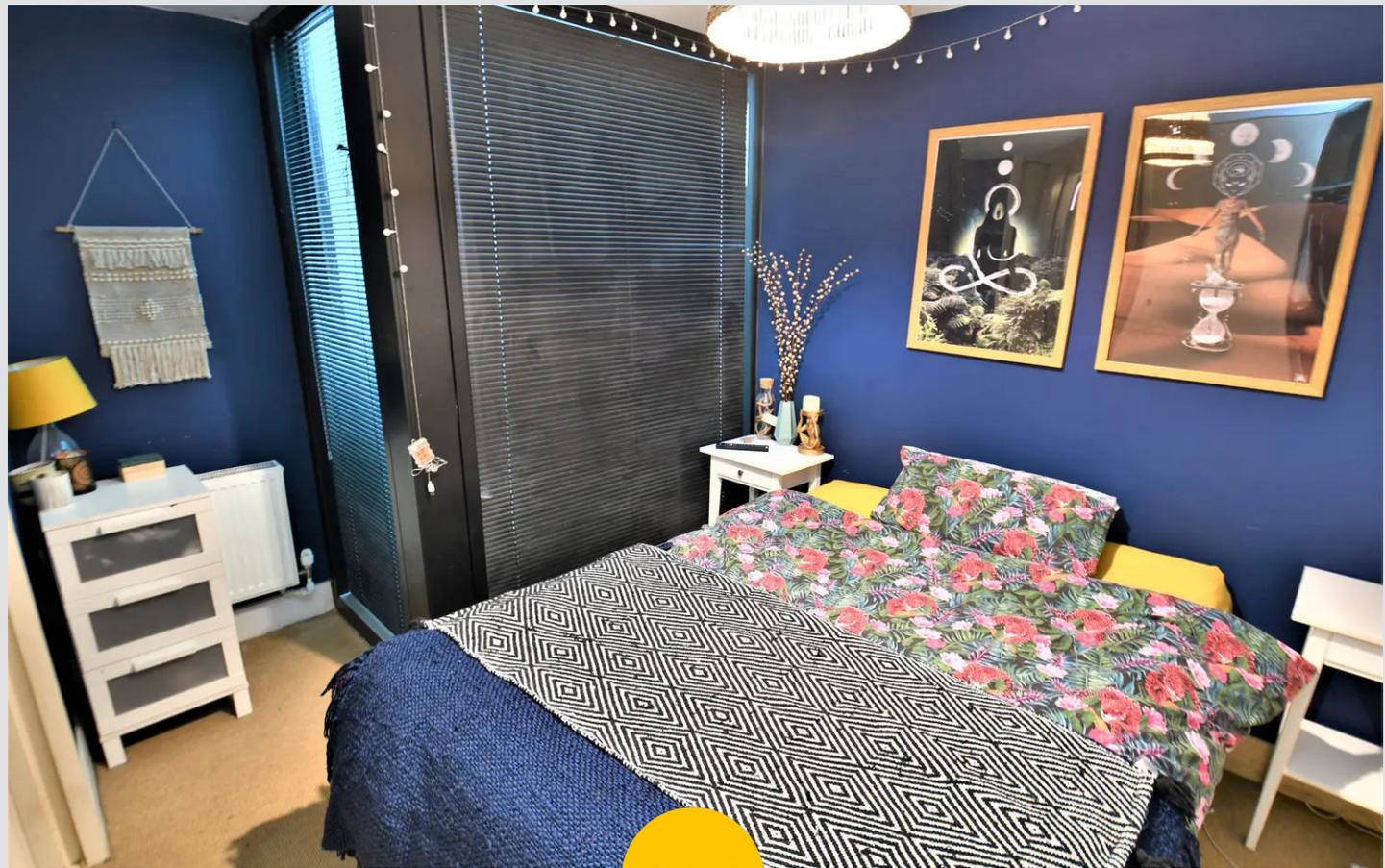
Dimensions: 8' 1" x 9' 9" (2.46m x 2.97m). Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

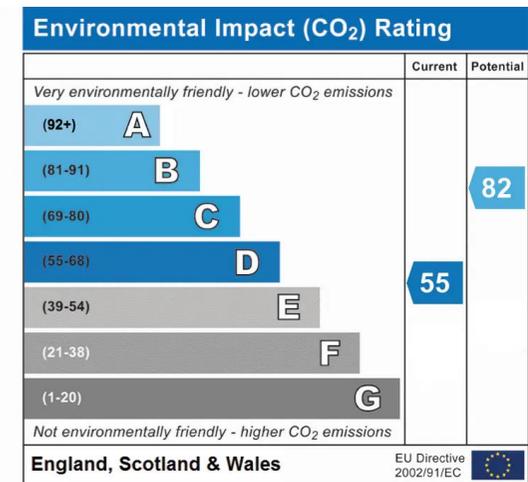
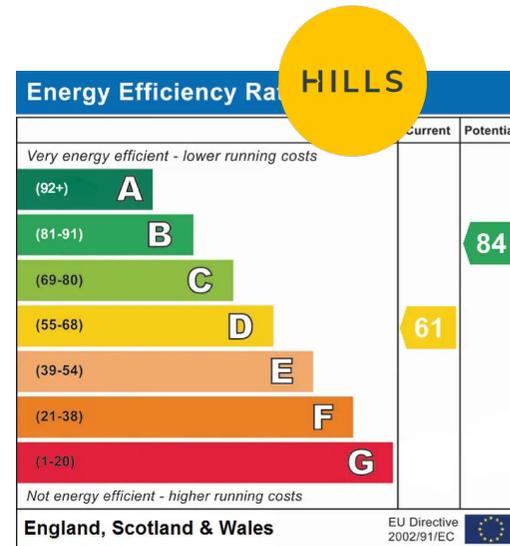
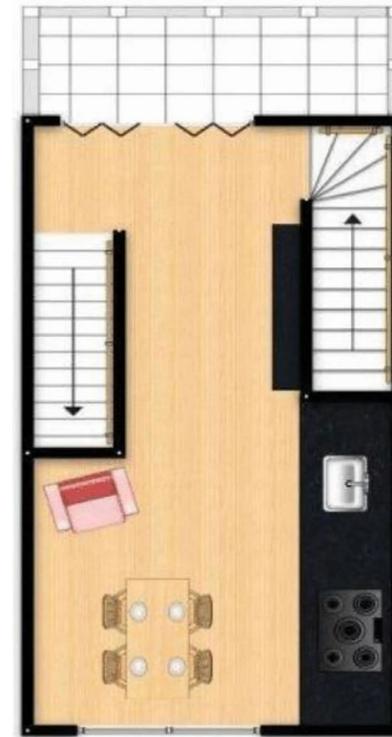
Bathroom

Dimensions: 5' 4" x 5' 9" (1.62m x 1.75m). Fitted three piece suite comprising of low level WC, wall-mounted hand wash basin and bath with thermostatic shower over. Ceiling spotlights, wall-mounted towel radiator and wood flooring.

Externally

Private decked seating area on the first floor terrace, with planted borders and gardens with paved patio.







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