



Laburnum Street

Salford

HILLS

In Excess of £190,000

# Laburnum Street

Salford

Nestled within the popular 'Chimney Pot Park' development, this stylish two-bedroom terraced property offers an urban lifestyle in a sought-after location.

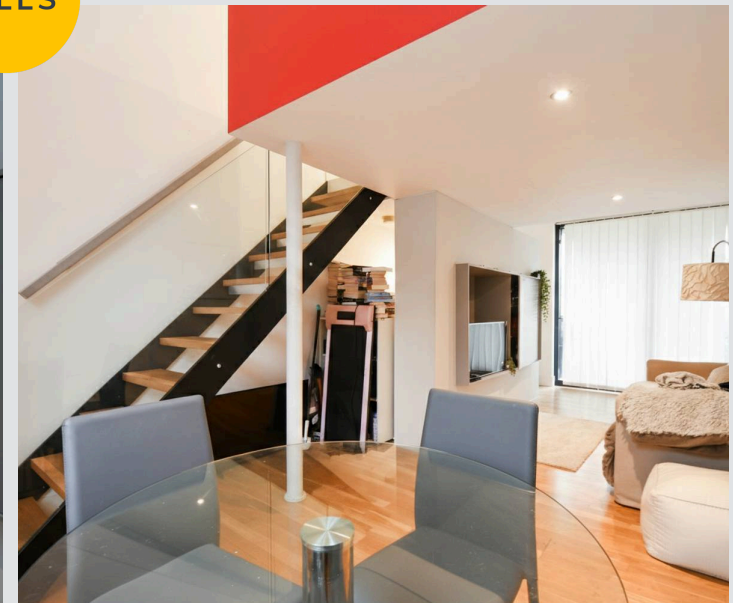
Council Tax band: A

Tenure: Leasehold

- Stylish Two Bedroom Terraced Property Located on the Award-Winning 'Chimney Pot Park' Development
- Within Walking Distance of Salford Quays & Media City, which are Host to a Fine Array of Bars, Shops and Restaurants
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Two Double Bedrooms, with a Lightwell in the Main Bedroom
- Modern Three-Piece Bathroom, Complete with a 'Sunken' Bath
- Large 22FT Lounge Diner, with Sliding Doors Leading out onto the Garden Terrace at the Rear
- Modern Fitted Kitchen on the Top Floor, Complete with a 'Chimney' Style Lightwell
- Ideal First Time Home or Investment
- Early viewing is advised!



HILLS



### Entrance Hallway

### Lounge/Diner

23' 4" x 8' 1" (7.12m x 2.47m)

### Kitchen

12' 4" x 12' 2" (3.77m x 3.72m)

### Bedroom One

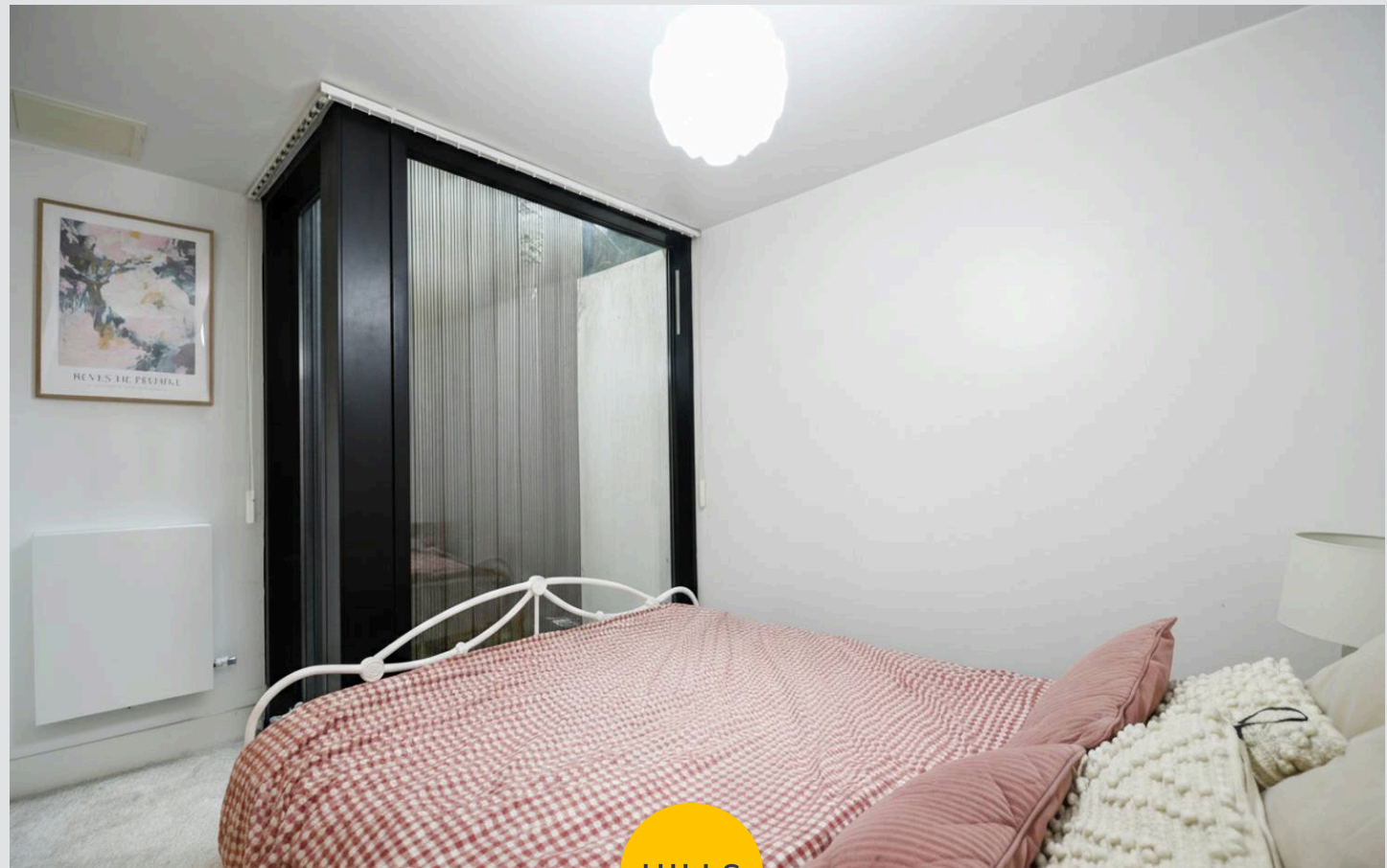
12' 2" x 8' 6" (3.71m x 2.58m)

### Bedroom Two

8' 4" x 7' 10" (2.55m x 2.39m)

### Bathroom

6' 4" x 5' 0" (1.94m x 1.52m)



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/)



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.