



Bugle Close, Salford  
Asking Price £180,000

**Ascend**  
Built on higher standards



# Bugle Close, Salford

This spacious, polished two-bedroom house in Salford with great transport links to the city-centre is close to Albert Park, and a stone's throw from the serene Kersal Wetlands.

Step inside and you'll find an airy, open kitchen leading through to a bright and spacious living room. From here, you can go out into your private garden and relax in complete privacy. The large family bathroom has a bath and shower, but there is also a cloakroom WC for added convenience. The two large bedrooms host big windows that fill the rooms with light, with stylish grey carpets.

You're located a short walk from the bus stop, perfect for hopping on the bus to Manchester or the Lowry at MediaCity. With plenty of green spaces on your doorstep, and these transport links, you'll have the best of the area available on your doorstep.

This property is a must-see, so please don't hesitate to get in touch if you're interested in viewing!

Service Charge: £76.60pa  
Ground rent: £124pa (reviewed in line with RPI every 15 years)  
Lease length is 250 years from 2014  
Council Tax Band: B - £1509pa

## Entrance

Front aspect entrance door opening into:

## Kitchen

10'4" x 7'10" (3.160 x 2.395)

Furnished with a contemporary range of wall mounted and base level units with contrast work top surfaces over incorporating a stainless steel sink and drainer. Built in electric oven and grill with a four ring gas hob. Integrated fridge freezer, plumbing for an automatic washing machine. Cupboard housing the central heating boiler. Front aspect uPVC double glazed window, radiator, stairway rising to the first floor landing. Open through to:-

## Cloakroom WC

Furnished with a two piece suite comprising: pedestal wash hand basin and a low level WC. Splash back tiling, radiator.

## Living Room

3.901 x 2.986 (0.91m.274.62m x 0.61m.300.53m)

Rear aspect double glazed patio doors opening to the rear garden and patio area. Radiator, built in under stairs storage cupboard.

## First Floor Landing

Loft access point, doors to:-

## Master Bedroom

12'7" x 8'9" (3.860 x 2.689)

Rear aspect uPVC double glazed window. Radiator, fitted wardrobe with mirror fronted sliding doors.

## Bedroom Two

12'7" x 8'3" (3.860 x 2.521)

Front aspect uPVC double glazed window. Radiator, built in storage cupboard.

## Family Bathroom

Furnished with a three piece suite comprising: Panelled bath with wall mounted shower attachment, pedestal wash hand basin and a low level WC. Part tiled walls, chrome effect heated towel rail, extractor.

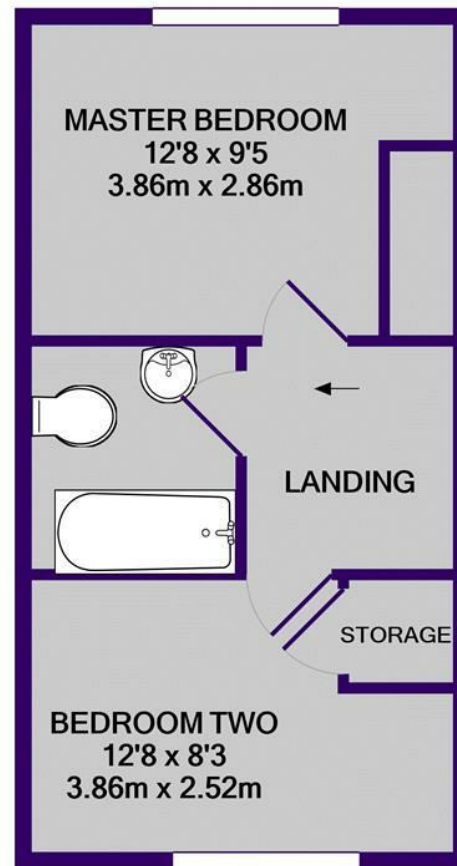
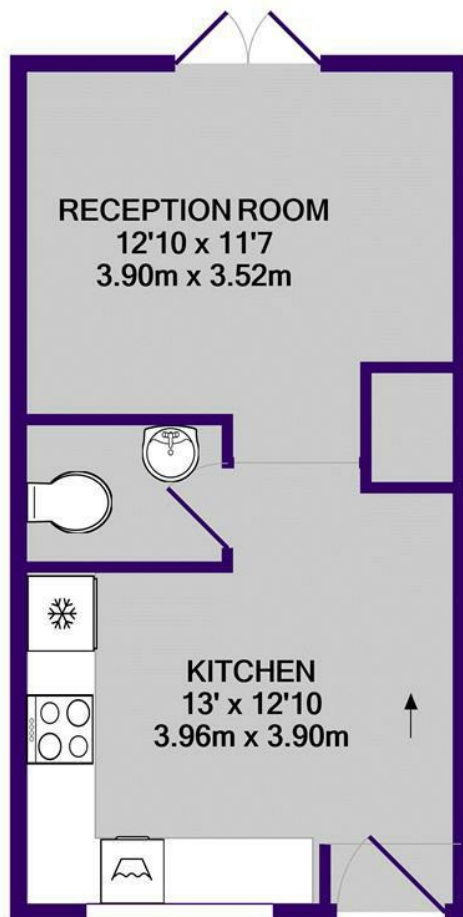
## Externally

To the front of the property is a lawned area with dwarf hedgerow providing a degree of privacy. A shared pathway leads to the rear and parking area.

To the rear of the property is an enclosed lawned garden with paved walkways and patio area. A gate provides access to the driveway and bin store.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



**TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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