



 **2**
Bedrooms

 **1**
Bathroom



****Available 10/05/2021**** C & R City are pleased to bring to the market this well presented two bedroom house situated in the over three floors in the Chimney Pot Park development. The **AWARD-WINNING DEVELOPMENT** is located close to **SALFORD QUAYS/MEDIA CITY** and Langworthy tram stop. To the ground floor there is a welcoming hallway, two double bedrooms and a fitted bathroom. To the first floor there is a spacious open plan lounge/diner. To the second floor there fitted kitchen. Externally there is a raised garden terrace. The property is gas central heated and double glazed throughout. Call the office to arrange your viewing!

Development

The location is ideal for city commuters, being only a short drive to Manchester. Salford Quays and MediaCityUK are even closer. Metrolink and bus stops are within walking distance and the region's Motorway network is also close by. These award winning houses, were redesigned by Urban Splash into modern, eco-friendly homes, built to high quality design st

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Entrance Hallway

Entrance door to the front, ceiling light point and carpeted floors. Space for washing machine and boiler.

Bedroom One *2.56m x 2.51m (8.40ft x 8.23ft)*

Double glazed full height light-well window, wall-mounted radiator, ceiling light point and carpeted floors.

Bedroom Two

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom *1.75m x 1.55m (5.74ft x 5.09ft)*

White bathroom suite comprising of low level WC, wall-mounted hand wash basin and sunken bath beneath removable timber deck with thermostatic shower attachment overhead. Wall-mounted towel radiator, extractor, hard wooden floors and three ceiling spot lights.

Lounge/Diner *7.23m x 3.58m (23.72ft x 11.75ft)*

Double glazed window to the front and sliding doors to the rear providing access to the garden terrace, wall-mounted radiator, ceiling spotlights and wooden flooring. TV point, phone point and power points.

Kitchen *3.12m x 2.59m (10.24ft x 8.50ft)*

One Velux window to the front, power points and six ceiling spotlights. Base units with complimentary roll top work surfaces and integrated sink with drainer, electric hob and oven with extractor over. Built-in fridge, built-in freezer and wooden flooring.

Externally

Private decked seating area on the first floor terrace, with planted borders and gardens with paved patio. One Parking Space accessed via fob on street.



EPC
Coming soon

The image shows the Energy Performance Certificate (EPC) scale with levels A through G, represented by colored arrows. The text 'EPC Coming soon' is prominently displayed next to the scale.



C & R PROPERTIES
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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