



 **3**
Bedrooms

 **1**
Bathroom



C & R City are pleased to bring to the market this well maintained three-bedroom mid terrace. The property comprises of an entrance vestibule leading to a hallway. The hallway houses a staircase to the first floor and has a door leading to a spacious dining room. The dining room has open access through an open archway, to the front reception room and a door leading to a substantial kitchen. To the first floor there are three bedrooms and a shower room. Externally, the property benefits from an enclosed rear yard. The property is in close proximity to major network links to Manchester City Centre. This superb, well maintained terraced property is an ideal first-time purchase or buy to let investment. Current tenant in situ paying £970pcm.

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Hallway 2.84m x 1.02m (9' 4" x 3' 4")

Dado rail, central heating radiator, wood effect flooring, cornice coving and architraves, stairs to the first floor. Single glazed leaded window to reception room one and door to reception two.

Lounge 3.99m x 3.53m (13' 1" x 11' 7")

UPVC double glazed bay window, central heating radiator, TV point gas fire to the chimney breast and open to reception room two.

Dining Room 3.84m x 3.53m (12' 7" x 11' 7")

UPVC double glazed window, central heating radiator, wood effect flooring, coving to the ceiling, picture rail, understairs storage, electric fire to chimney breast and door to the kitchen.

Kitchen 4.06m x 2.82m (13' 4" x 9' 3")

UPVC double glazed window, tiled flooring, pine paneled wall and base units with granite effect worktops, tiled splashback, one and a half bowl sink drainer and mixer tap. Electric oven with four-ring gas hob and extractor hood, plumbing for washing machine, combi boiler and UPVC double glazed door to the rear.

Master Bedroom 4.17m x 3.91m (13' 8" x 12' 10")

UPVC double glazed bay window, central heating radiator, wood effect flooring, dado rail and fitted wardrobes.

Bedroom Two

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring

Bedroom Three 2.97m x 2.08m (9' 9" x 6' 10")

UPVC double glazed window, upright central heating radiator and wood effect flooring.

Shower Room 1.73m x 1.57m (5' 8" x 5' 2")

UPVC double glazed frosted window, single shower enclosure with electric feed shower-head, low base WC, vanity top washbasin with traditional taps and partially tiled elevations.

Rear Yard

Enclosed rear yard and flagged patio.



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: New Barton Street, Salford, M6 7WN

