



 **5**
Bedrooms

 **3**
Bathrooms



****EXCELLENT BUY TO LET OPPORTUNITY**** C & R City are pleased to bring to the market a well presented and spacious extended five bedroom mid terrace house. The property comprises of an entrance vestibule leading to a hallway. The hallway houses a staircase to the first floor and also provides access to a downstairs bedroom with en-suite and a spacious open plan lounge/kitchen area. From the lounge you can access another downstairs bedroom with en suite. . To the first floor there are two spacious double bedrooms, a further single/study room 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 buy to let investment.

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Hallway

Ceiling light point, providing access to a downstairs bedroom and open plan lounge/kitchen. Stairs leading to first floor.

Bedroom One *2.80m x 2.50m (9' 2" x 8' 2")*

Ceiling light point, grey carpet flooring, double glazed window to front aspect, access to en-suite.

En-suite

Walk in shower, WC and sink with mixer tap, vinyl flooring, double glazed window to side aspect.

Open Plan Lounge/Kitchen *5.30m x 3.40m (17' 5" x 11' 2")*

Ceiling light point, wood laminate flooring, double glazed window to rear aspect, french doors leading to rear yard, access to storage area. Kitchen comprises of a range of base and overhead units, sink with drainer, cooker with hob and space for a washing machine and freestanding fridge freezer. Providing access to the second bedroom.

Bedroom Two *3.50m x 2.70m (11' 6" x 8' 10")*

Ceiling light point, grey carpet flooring, double glazed window to side aspect. Providing access to the en-suite.

En-Suite

Walk in shower, WC and sink with mixer tap, vinyl flooring, double glazed window to side aspect.

Landing

Carpet flooring, providing access to three bedrooms and a shower room.

Bedroom Three *3.70m x 2.90m (12' 2" x 9' 6")*

Ceiling light point, grey carpet flooring, double glazed window to rear aspect.

Bedroom Four

Ceiling light point, grey carpet flooring, double glazed window to front aspect.

Bedroom Five/Study Room *2.80m x 2.30m (9' 2" x 7' 7")*

Ceiling light point, grey carpet flooring, double glazed window to rear aspect.

Shower Room *2.13m x 1.67m (7' x 5' 6")*

Walk in shower, WC and sink with mixer tap, vinyl flooring, double glazed window to front aspect.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stapleton Street, Salford, M6 7NR

