



St. Ambrose Lane

Salford



In Excess of £270,000

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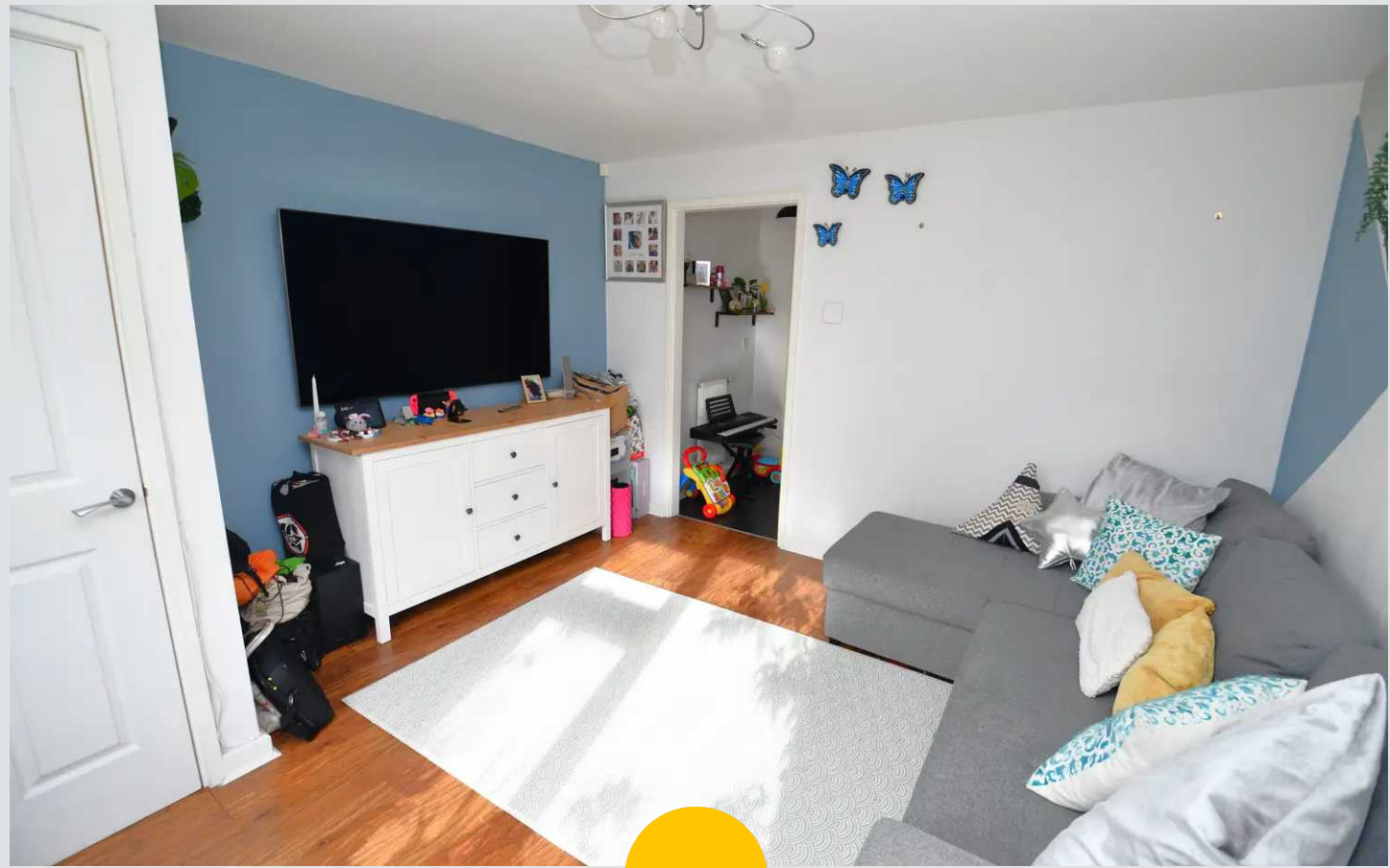
Salford

*****POPULAR DEVELOPMENT***** This MODERN three bedroom family home is situated within walking distance of Salford Quays and Media City, and is tastefully decorated throughout!

Council Tax band: A

Tenure: Leasehold

- Modern Three Bedroom End Terrace
- Located on a Popular Residential Development
- Within Walking Distance of Salford Quays and Media City, which is Host to a Fine Array of Bars, Shops and Restaurants
- Stylish Family Lounge and a Modern Kitchen Diner, with Patio Doors to the Rear
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Modern Three-Piece Family Bathroom and a Downstairs W/C
- Parking Space to the Front
- Well-Presented Garden to the Rear with Paving and Laid-to-Lawn Grass
- Close to Langworthy Tram Stop, with Direct Access into Manchester City Centre
- Viewing is Highly Recommended!



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Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

13' 5" x 12' 2" (4.09m x 3.70m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen / Diner

15' 3" x 11' 5" (4.66m x 3.47m)

Featuring complementary fitted units with integral dishwasher, hob and oven. Complete with ceiling spotlights, double glazed window and patio doors. Fitted with cushioned flooring.

W.C.

5' 11" x 4' 9" (1.81m x 1.45m)

Complete with a ceiling light point, hand wash basin, wall mounted radiator and W.C. Fitted with tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

En-suite

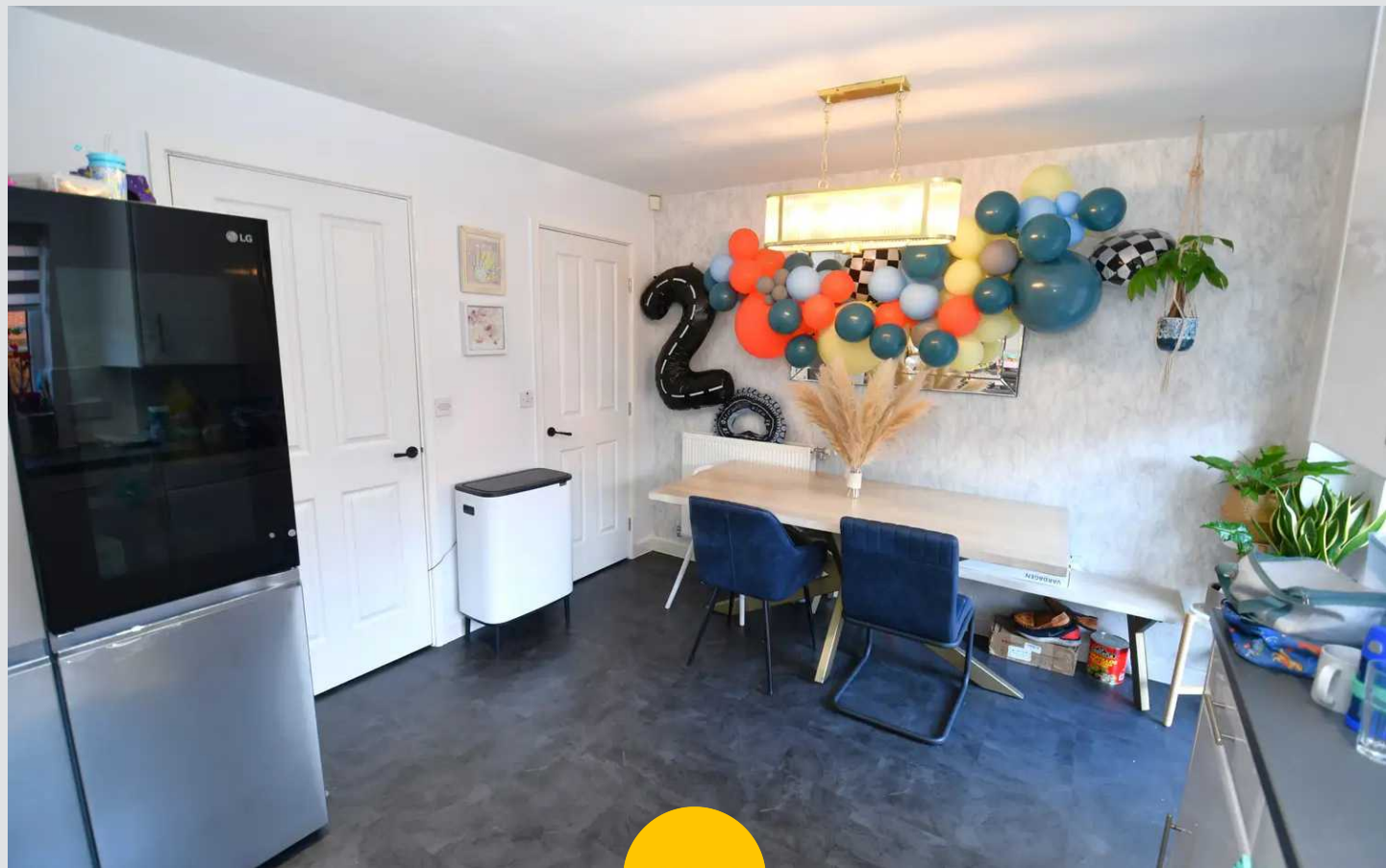
9' 1" x 2' 11" (2.76m x 0.90m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, wall mounted radiator, tiled walls and flooring.

Bedroom Two

13' 5" x 8' 0" (4.10m x 2.44m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



Bedroom Three

9' 8" x 7' 0" (2.94m x 2.14m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

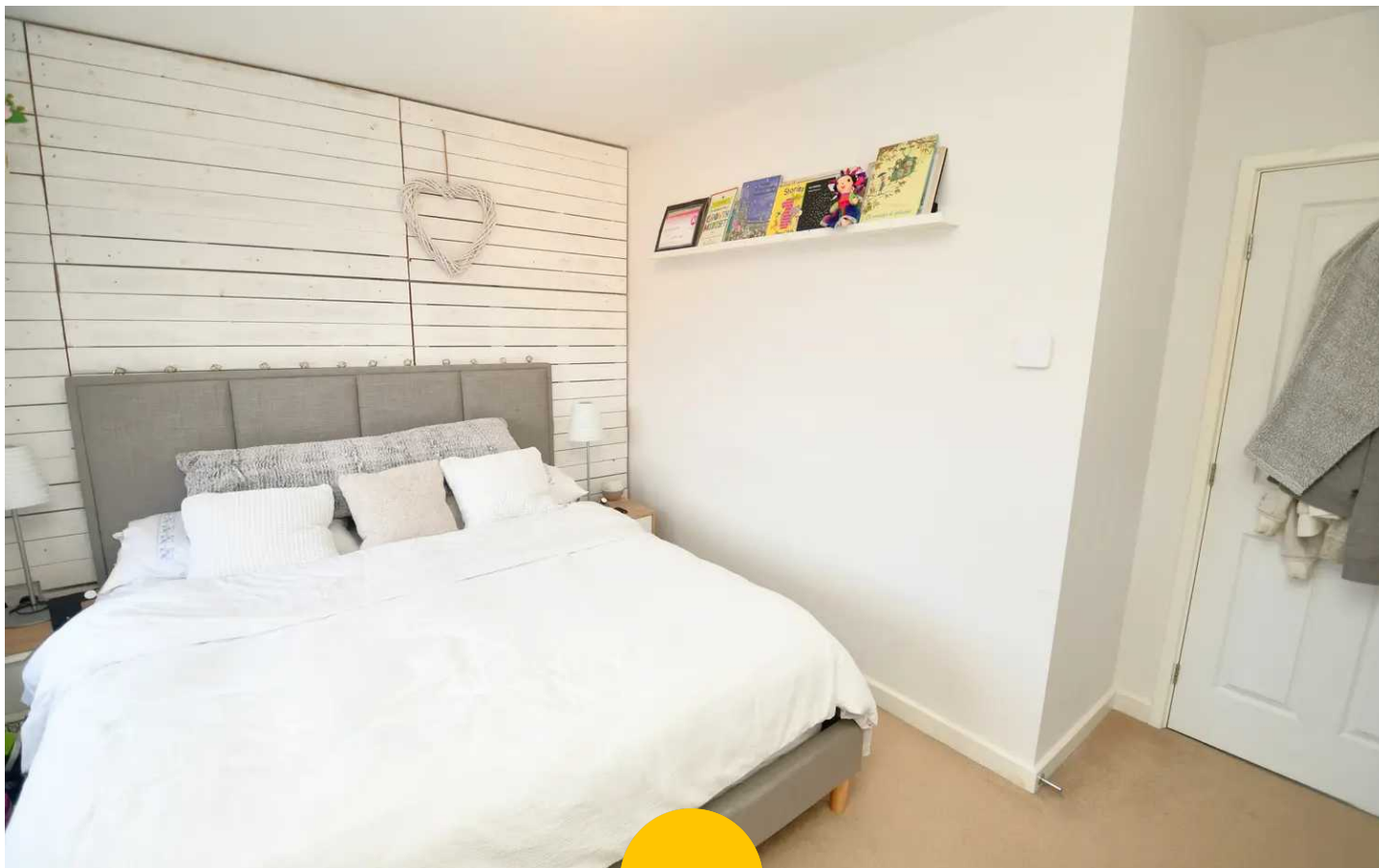
8' 0" x 6' 4" (2.43m x 1.92m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point and tiled flooring.

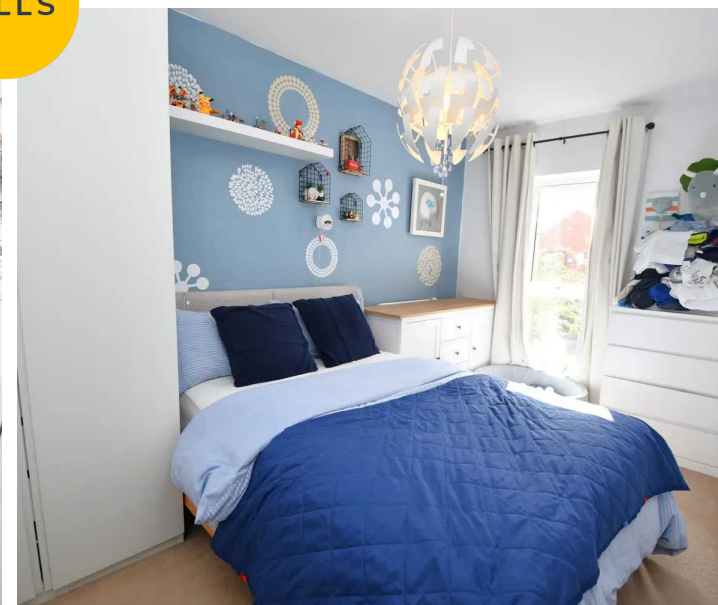
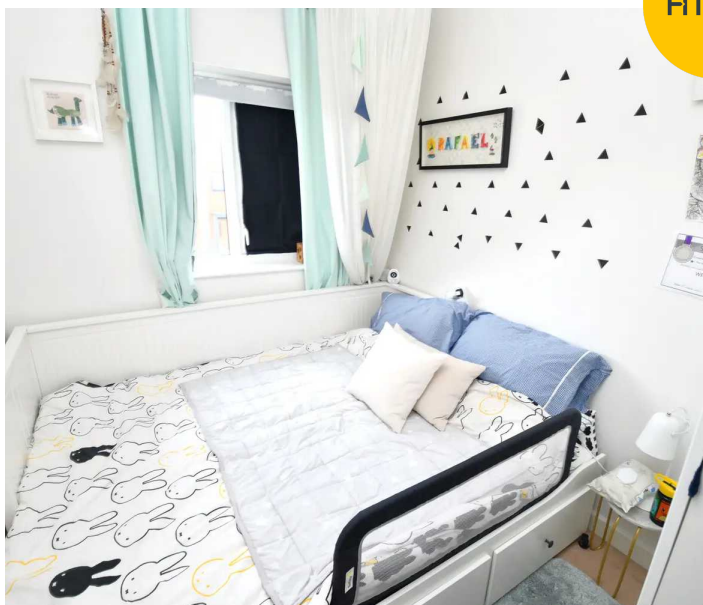
External

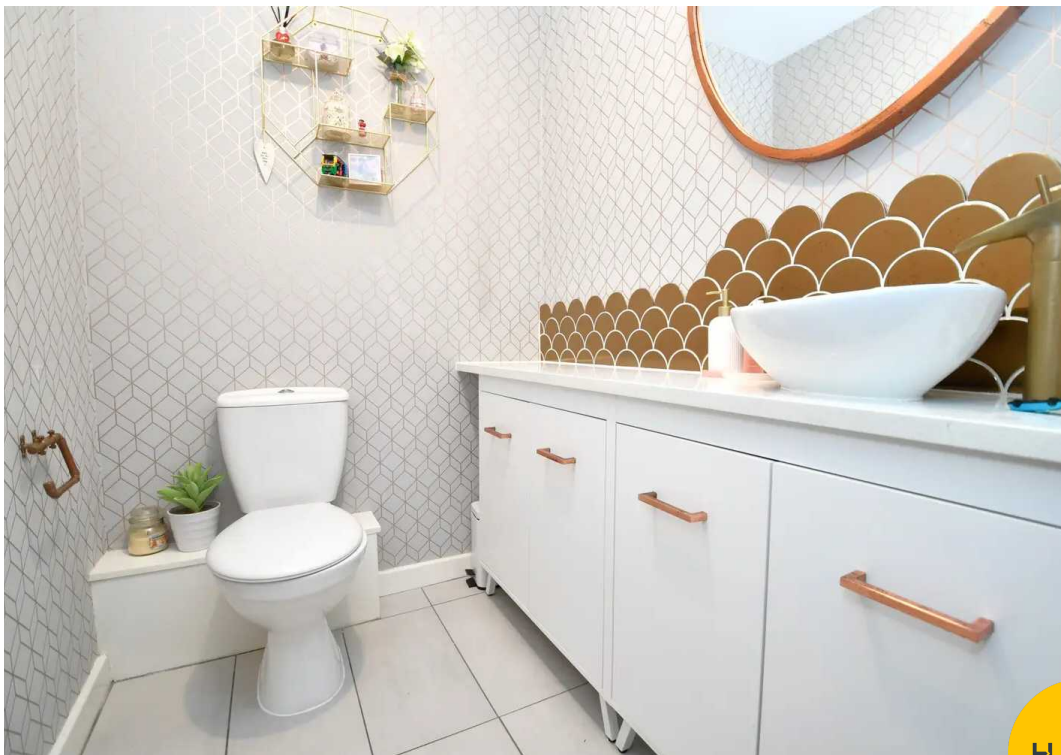
To the front of the property is a parking space for one car.

To the rear of the property is a garden with laid-to-lawn grass and paving.

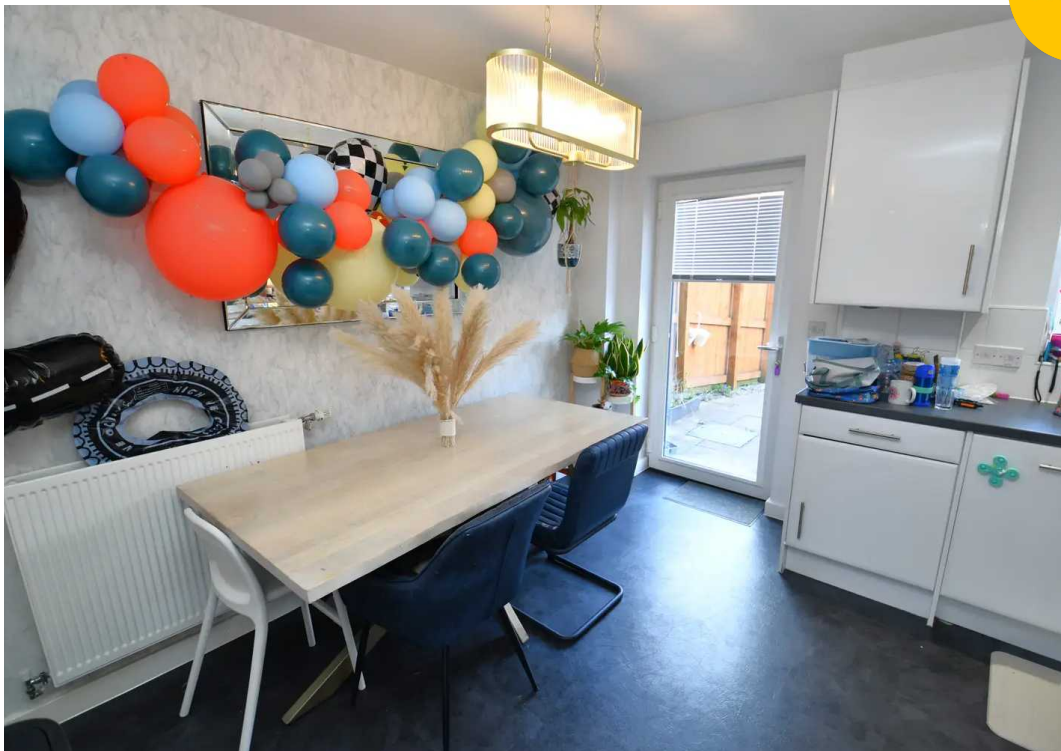


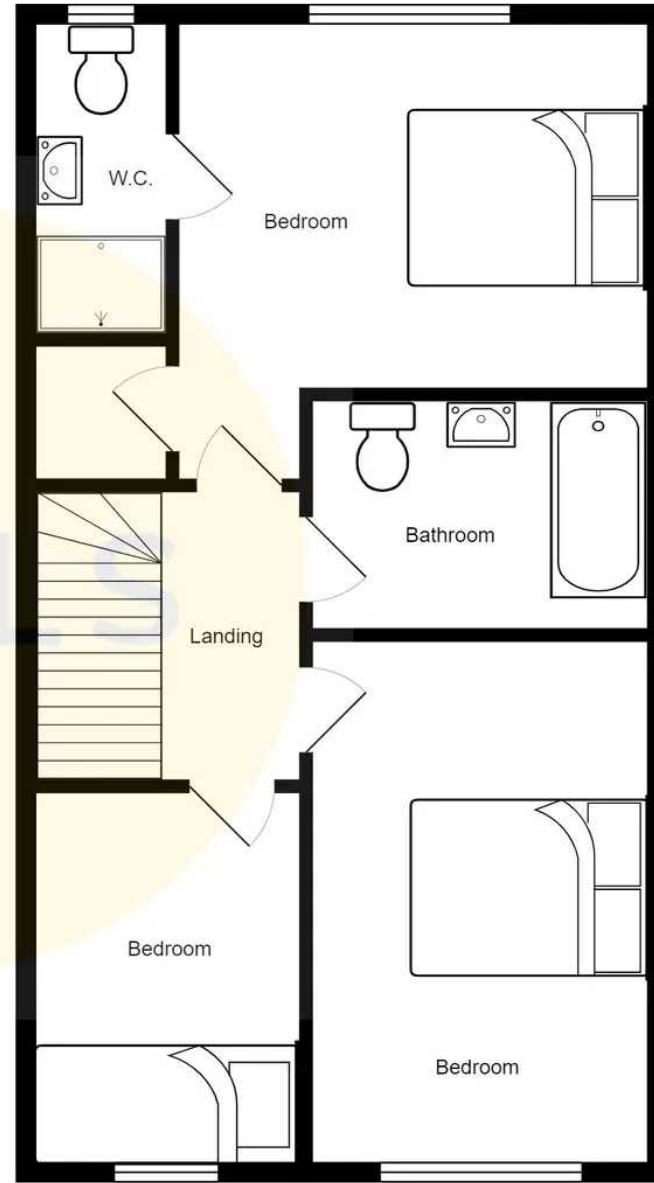
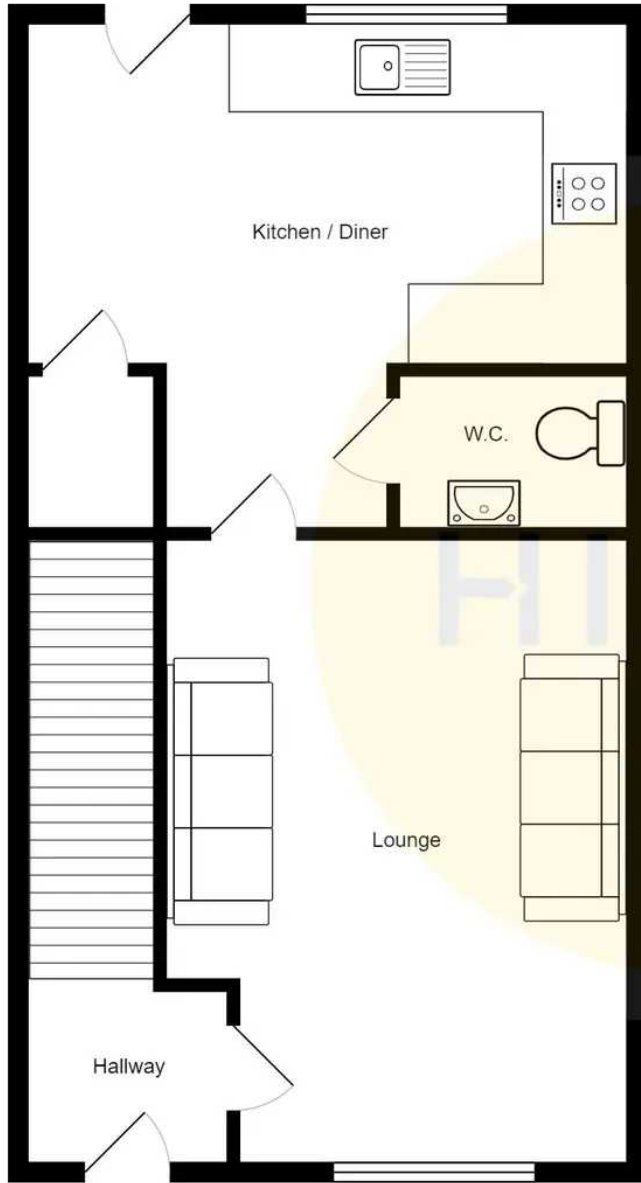
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