

New Herbert Street

Salford



£170,000

New Herbert Street

Salford

Take a look at this charming two bedroom terraced property, located in the popular Irlam o' th' Heights! Council Tax band: A

Tenure: Freehold

- Charming Two Bedroom Terraced Property
- Situated in the Popular Irlam o' th' Heights
- Lounge and a Separate Kitchen Diner
- Three-Piece Bathroom and a Downstairs W/C
- Two Well-Proportioned Bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear, Along with Access to a Beautifully Maintained Communal Garden to the Rear
- Close to Several Well-Kept Parks, Including Buile Hill Park, Light Oaks Park and Oakwood Park
- Within Easy Access of Local Schooling and Amenities
- Near to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Early Viewing is Essential!



HILLS



Lounge

13' 9" x 12' 3" (4.18m x 3.74m)

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

Kitchen / Diner

12' 2" x 10' 2" (3.71m x 3.10m)

Featuring complementary fitted units with integral hob and oven. Space for a fridge freezer. Complete with a ceiling light point, double glazed window and cushioned flooring.

Utility Room / W.C.

7' 1" x 5' 6" (2.15m x 1.67m)

Space for a washer and dryer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with cushioned flooring.

Rear Porch

Complete with a ceiling light point and cushioned flooring.

Landing

Complete with two ceiling light points and carpet flooring.

Bedroom One

13' 9" x 11' 0" (4.18m x 3.35m)

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

Bedroom Two

10' 2" x 6' 0" (3.09m x 1.82m)

Complete with a ceiling light point, double glazed window and carpet flooring.



Bathroom

7' 1" x 5' 10" (2.16m x 1.79m)

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

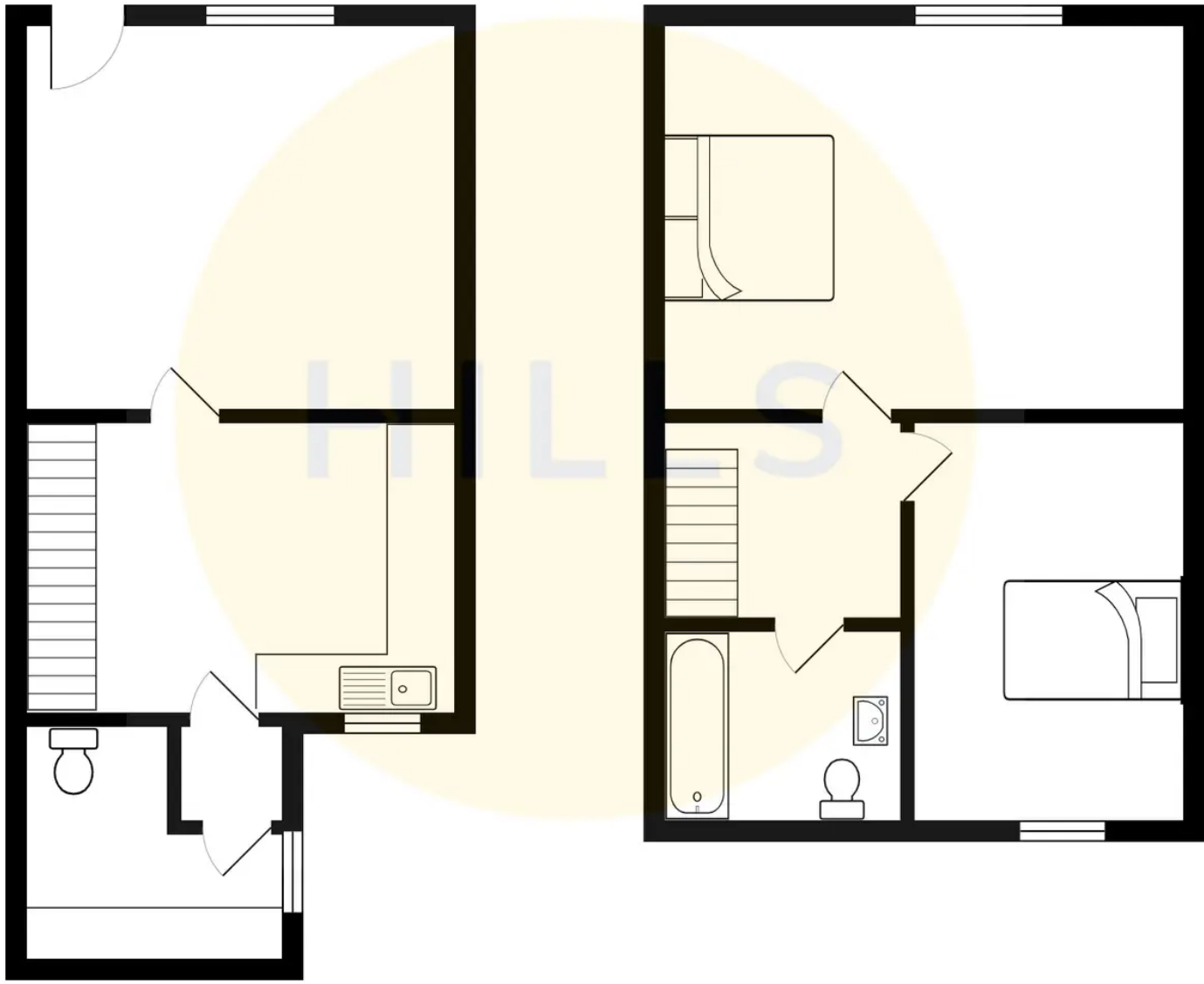
External

Low maintenance courtyard gardens to both the front and rear of the property. Beautifully maintained communal garden to the rear.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.