



Fitzwarren Street

Salford



£180,000

# Fitzwarren Street

## Salford

**\*\*Within Walking Distance of Salford Quays & Media City\*\*** This spacious, three bedroom property spans over three floors, with a loft conversion adding an extra bedroom. An ideal first time home or investment, this property is in a convenient location! Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom, Bay-Fronted Terraced Property
- Within Walking Distance of Salford Quays & Media City, which Provide Access to a Fine Array of Bars, Shops and Restaurants
- Large, Open Plan Lounge Diner
- Fitted Kitchen and a Large, Four-Piece Family Bathroom
- Three Generously Sized Bedrooms
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Ideal First Time Home or Investment - Viewing is Highly Recommended!



HILLS



### Entrance Hallway

Featuring ceiling light point, wall - mounted radiator. Fitted with laminate flooring.

### Lounge/Diner

27' 7" x 9' 8" (8.40m x 2.95m)

Featuring two ceiling light point, double glazed bay window, double glazed window and two wall - mounted radiators. Fitted with laminate flooring.

### Kitchen

10' 0" x 7' 5" (3.04m x 2.27m)

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

### Landing

Complete with a ceiling light point and laminate flooring.

### Bedroom One

12' 10" x 10' 10" (3.91m x 3.29m)

Featuring ceiling light point, two double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Bedroom Two

10' 8" x 7' 7" (3.25m x 2.32m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Bathroom

9' 9" x 7' 1" (2.98m x 2.15m)

Featuring four piece suite including shower cubicle, bath, hand wash basin and W/C. Complete with ceiling light point, double glazed window, heated towel rail. Fitted with tiled walls and flooring.

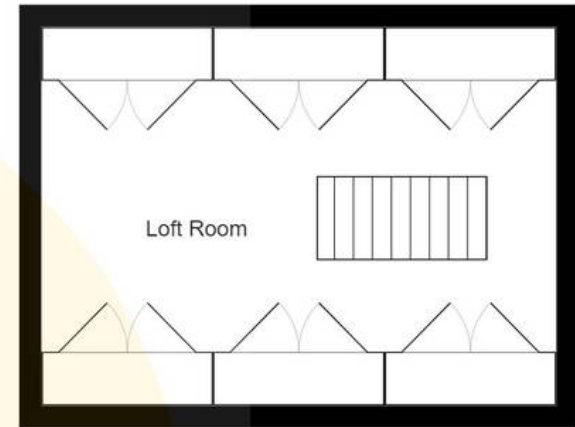
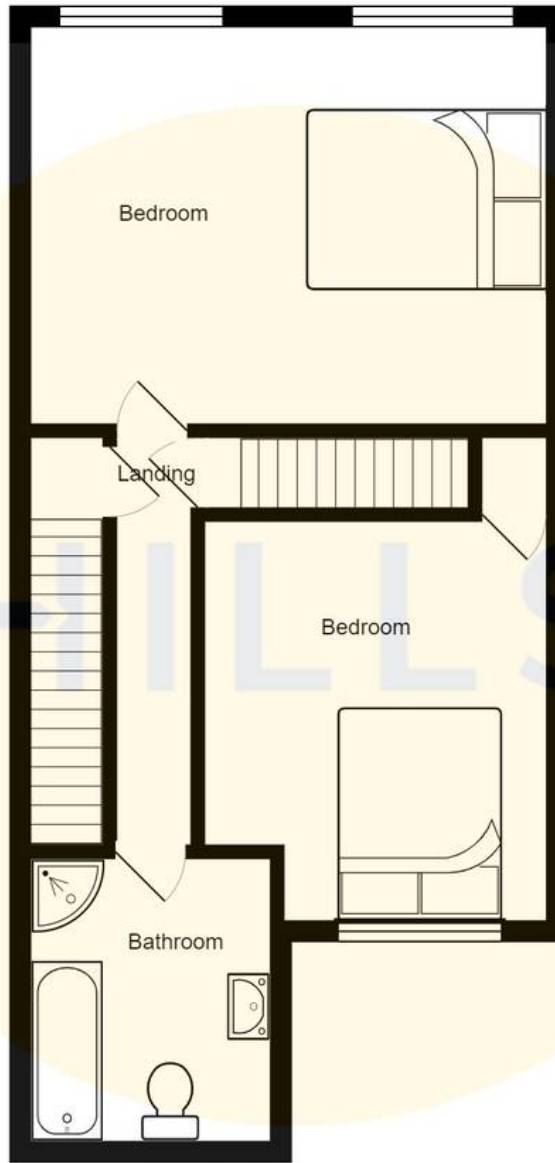
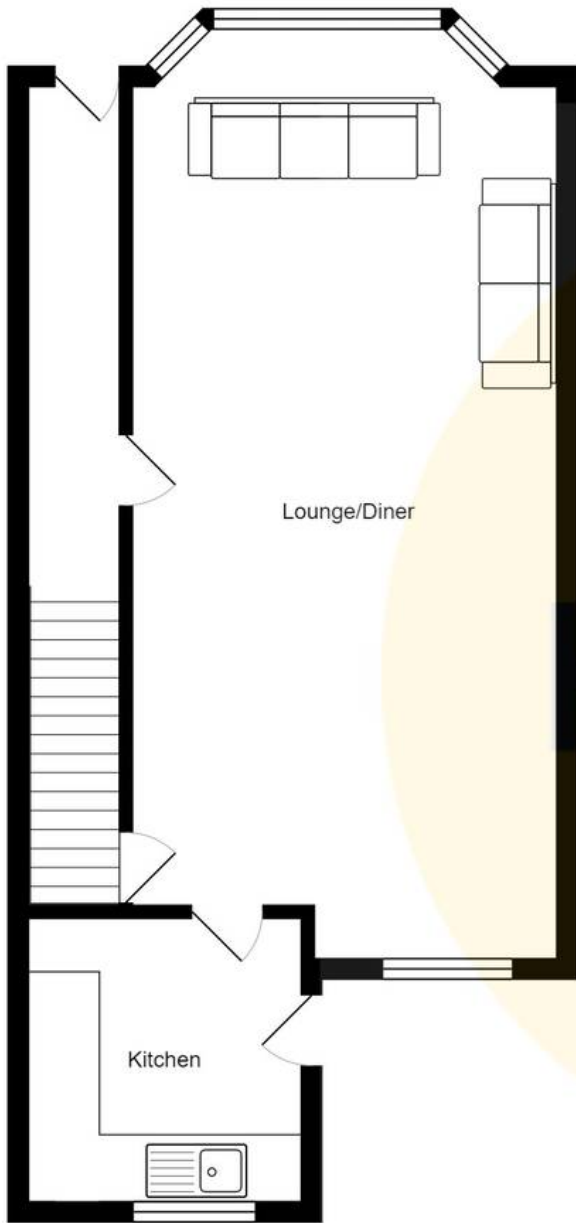
### External

To the rear of the property is a low maintenance courtyard garden.



HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.