



Stapleton Street

Salford



Offers Over £220,000

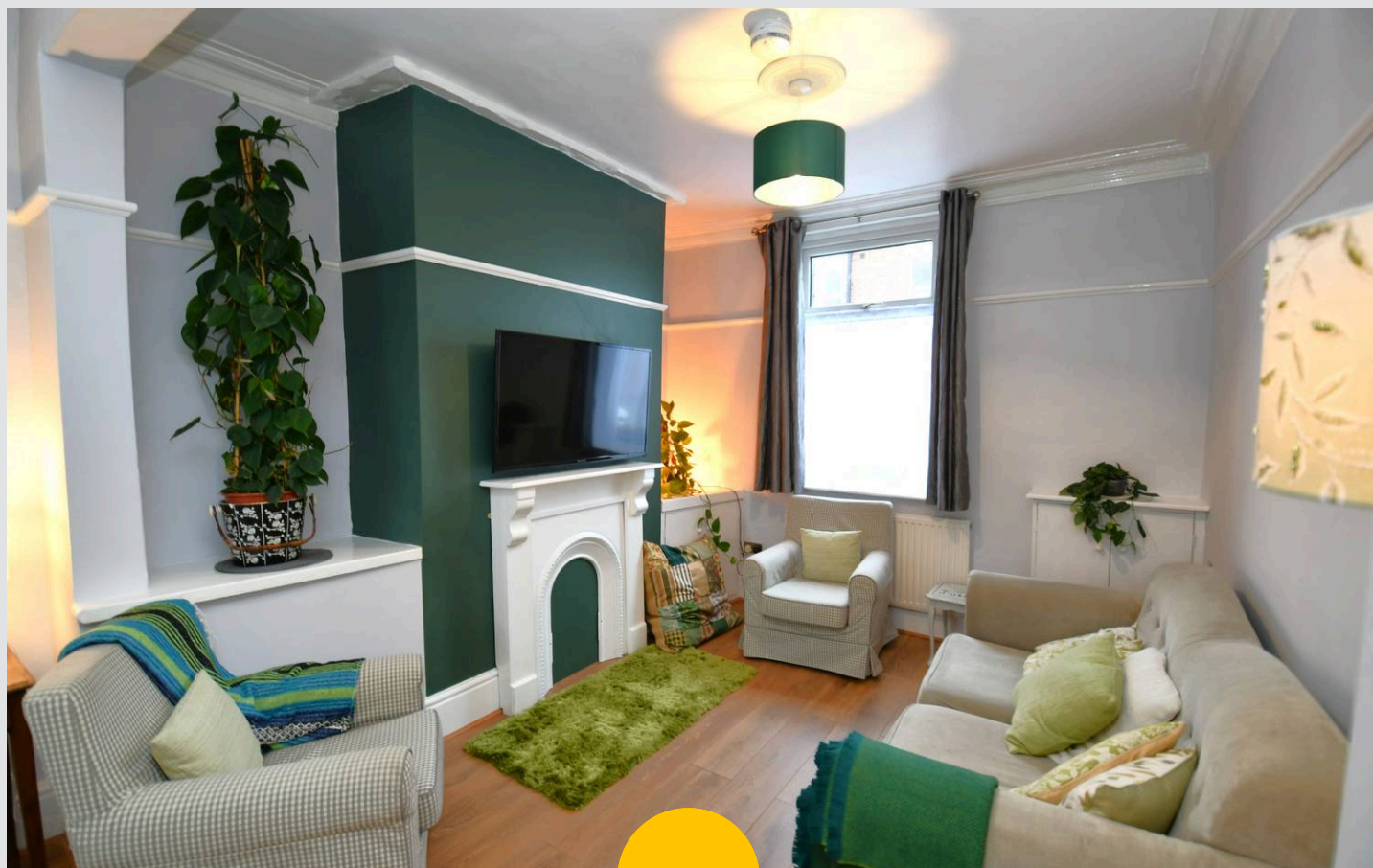
Stapleton Street

Salford

***NO VENDOR CHAIN* WOW!** Take a look at this **DECEPTIVELY SPACIOUS**, three bedroom, three storey terraced property! Located on the popular Irlam o' th' Height and in an **IMMACULATE** condition Council Tax band: A

Tenure: Freehold

- Deceptively Spacious, Three Bedroom Terraced Property
- Situated Over Three Floors, with Three Double Bedrooms
- Tastefully Decorated Living and Dining Rooms, Separated via an Archway
- Large, Extended Kitchen with Modern Units
- Situated in the Popular Irlam o' th' Height
- Contemporary Three-Piece Family Bathroom
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Near Local Schooling and Several Well-Kept Parks
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



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Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

10' 10" x 11' 1" (3.30m x 3.38m)

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

Dining Room

12' 0" x 11' 8" (3.66m x 3.55m)

Featuring a fire surround. Complete with a ceiling light point, double glazed window and wall mounted radiator. Understairs storage cupboard. Fitted with laminate flooring.

Kitchen

16' 10" x 6' 8" (5.14m x 2.02m)

Featuring complementary fitted units with integral fridge, freezer and freestanding oven. Space for a washing machine and dryer. Complete with two ceiling light points, double glazed window and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

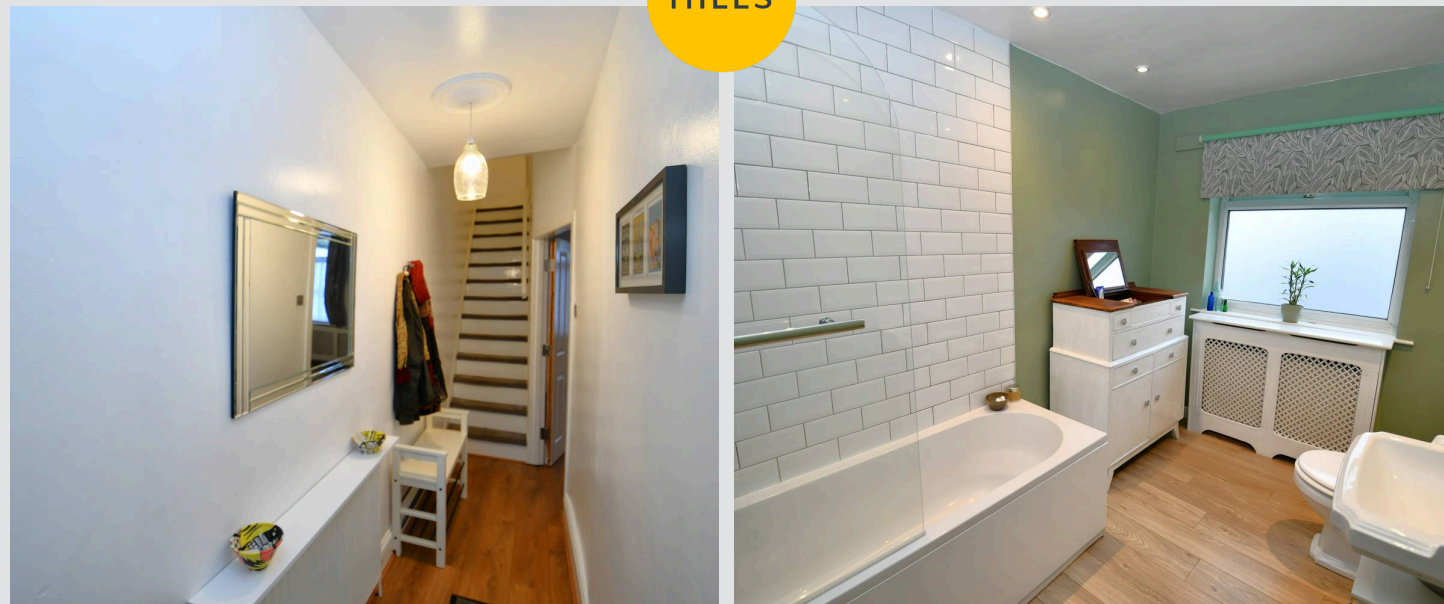
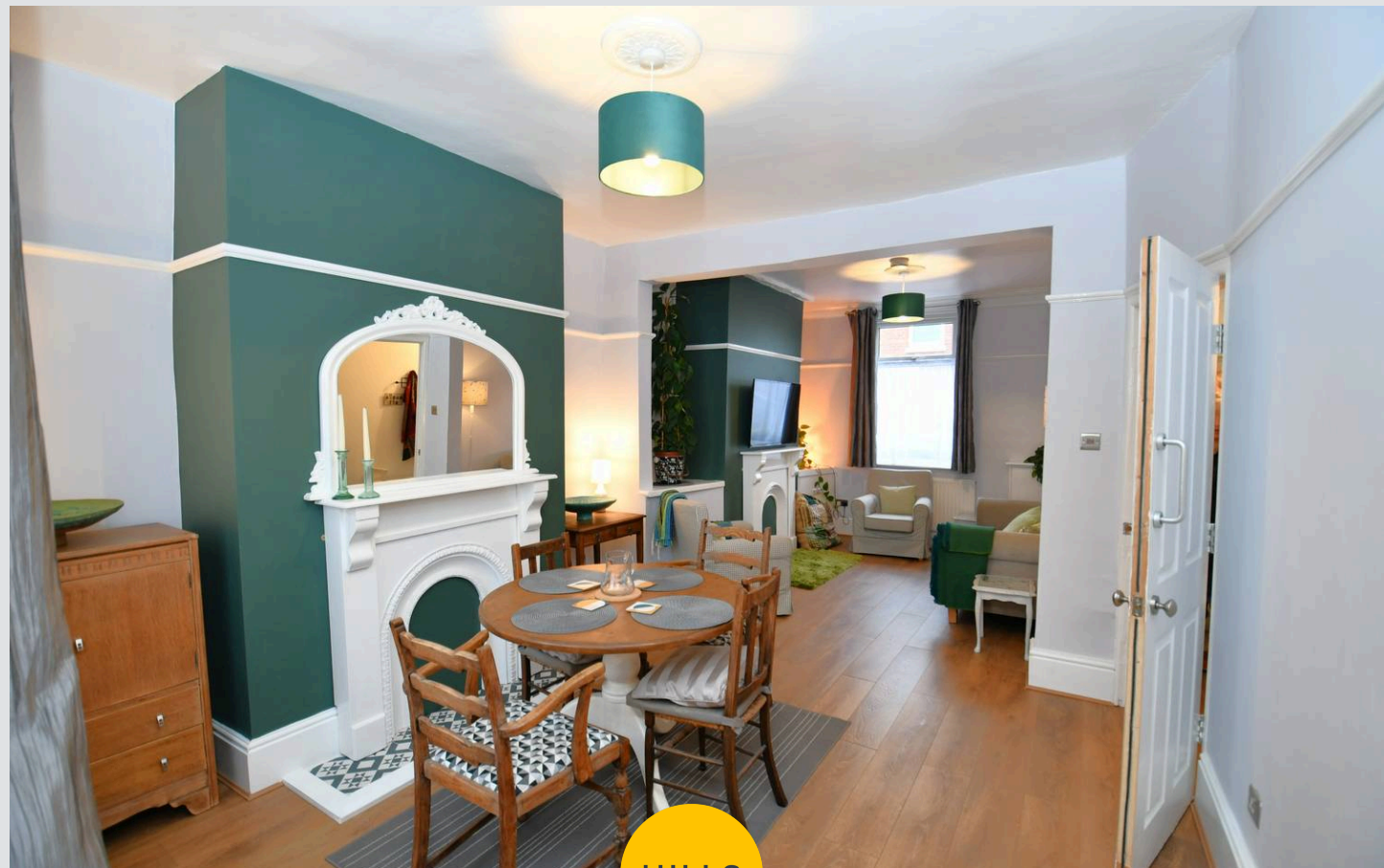
12' 1" x 9' 7" (3.69m x 2.91m)

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

Bedroom Two

10' 10" x 16' 4" (3.29m x 4.99m)

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



Bedroom Three

18' 8" x 10' 7" (5.70m x 3.22m)

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

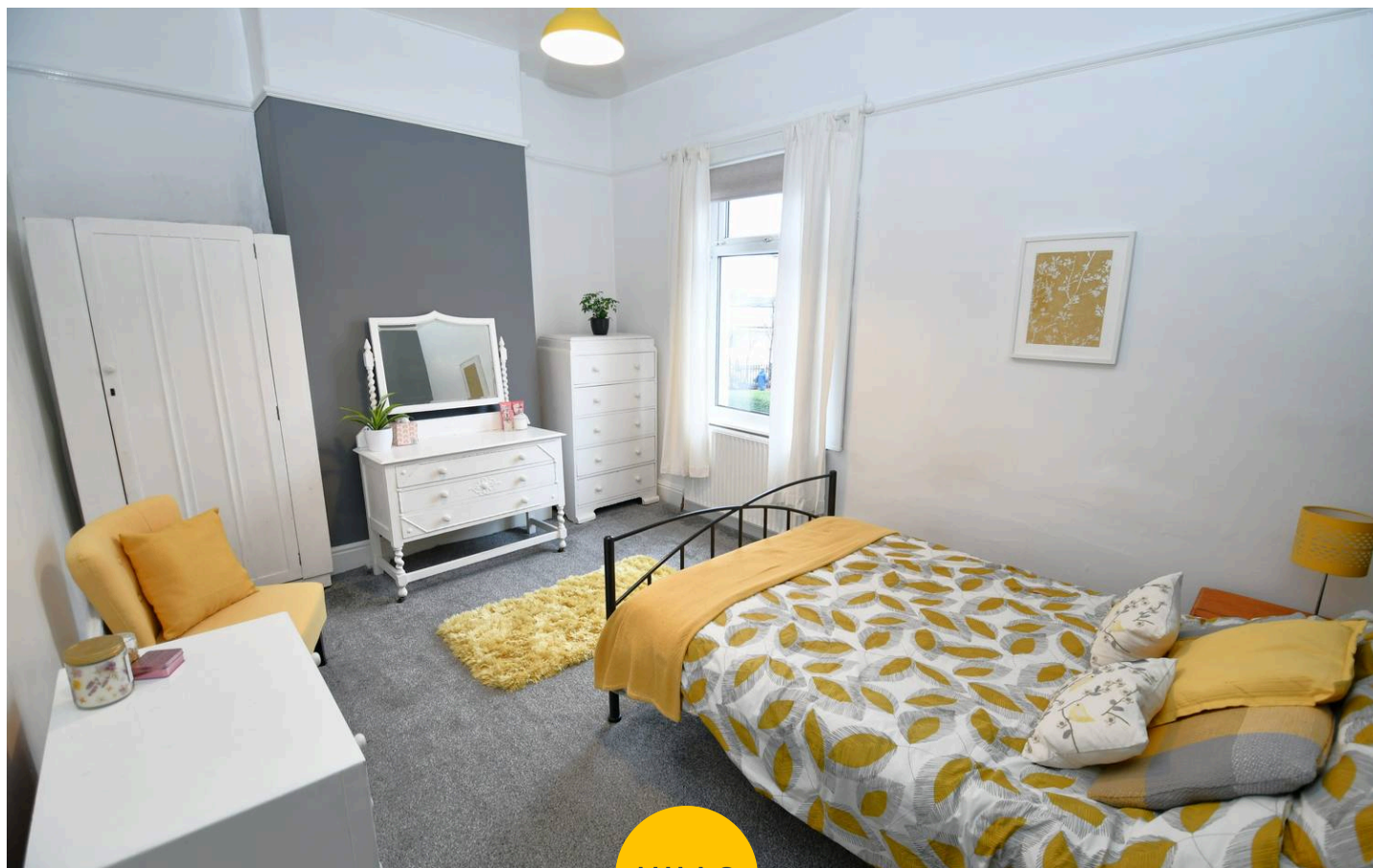
Bathroom

10' 4" x 9' 7" (3.14m x 2.91m)

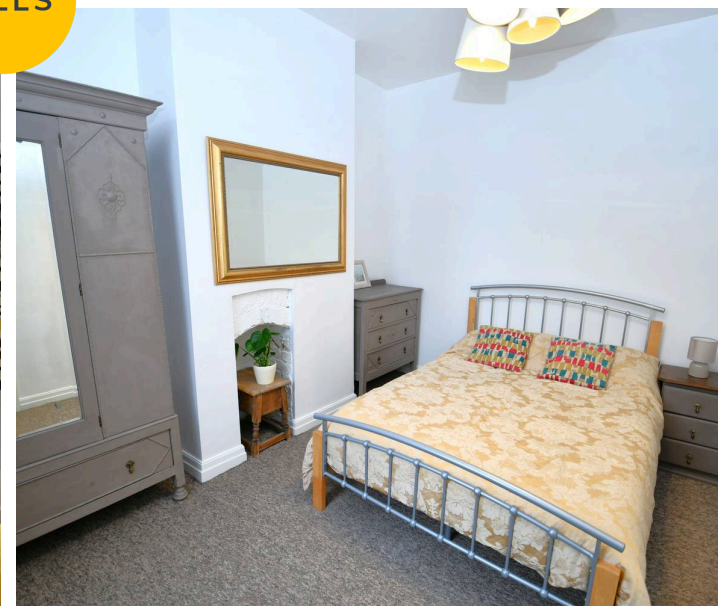
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

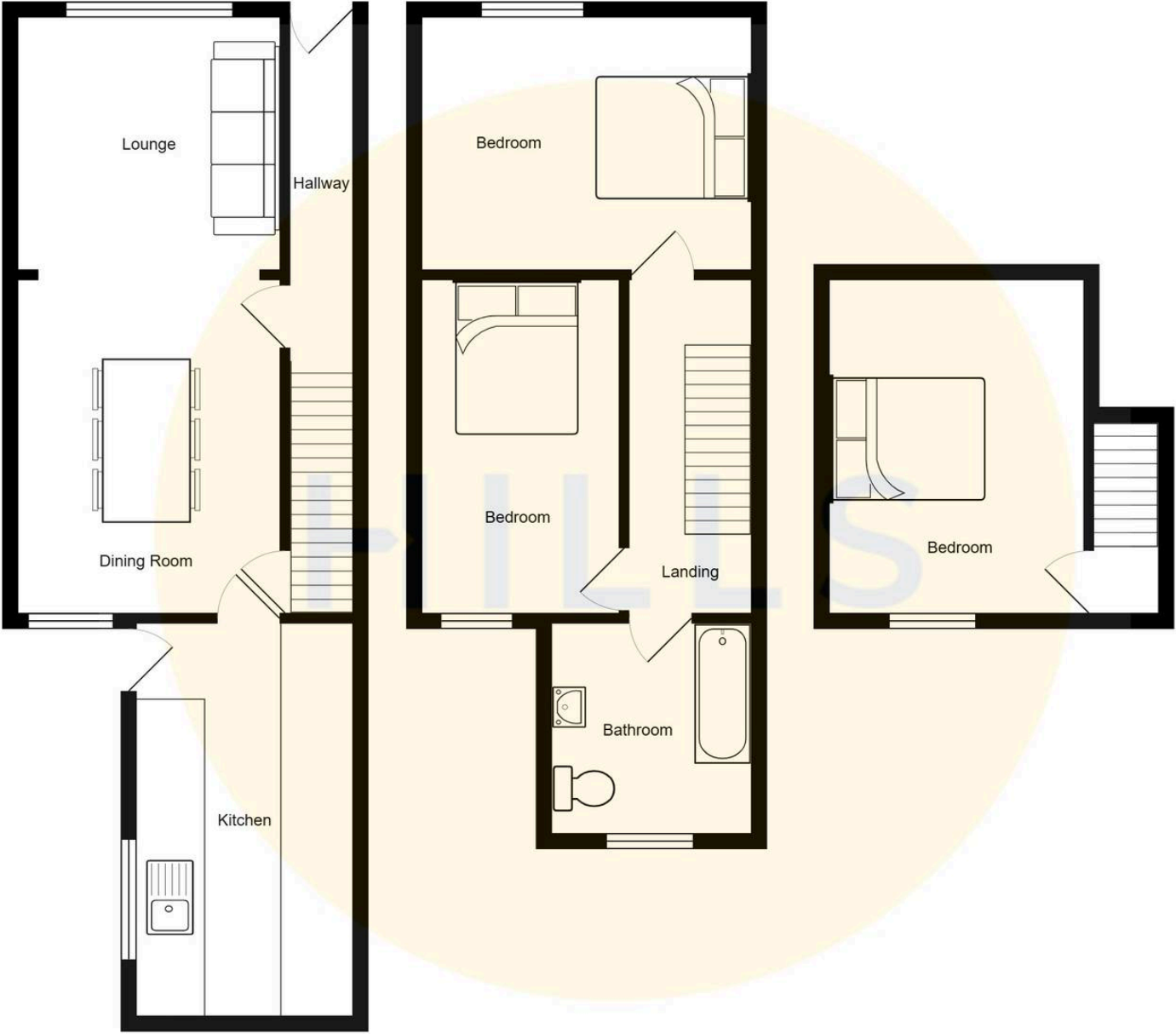
External

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



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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.