



New Barton Street

Salford



£170,000

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Are you looking for a property you can put your own stamp on? This could be the one for YOU! This extended, two bedroom terraced property is located in the popular Irlam o' th' Height and has loads of potential!

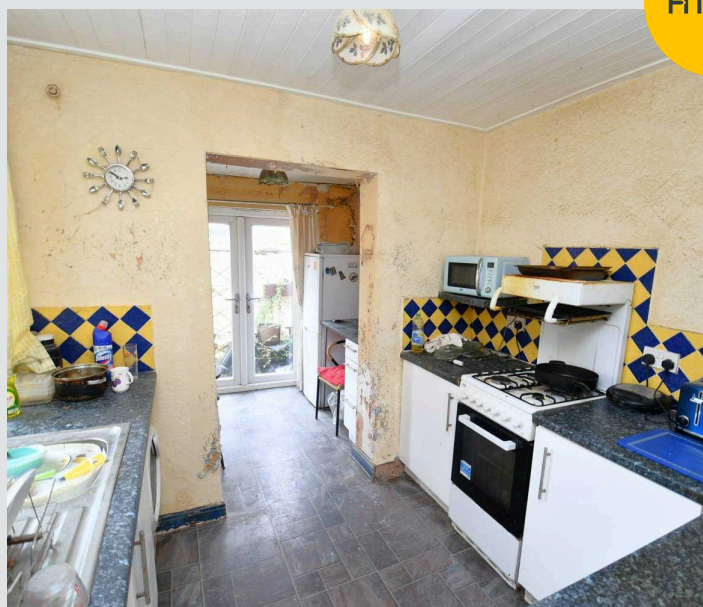
Council Tax band: A

Tenure: Freehold

- Spacious Two Bedroom Terraced Property
- Located in the Popular Irlam o' th' Height
- Bay-Fronted Lounge and a Separate Dining Room
- Fitted Kitchen and a Utility Room
- Two Generously-Sized Double Bedrooms
- Large Four-Piece Bathroom
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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Porch

Complete with a ceiling light point and laminate flooring.

Reception Room One

13' 11" x 12' 10" (4.25m x 3.90m)

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

Reception Room Two

14' 0" x 12' 2" (4.27m x 3.70m)

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

Kitchen

8' 10" x 8' 0" (2.70m x 2.45m)

Featuring fitted units with space for a freestanding oven and washing machine. Complete with a ceiling light point, double glazed window and cushioned flooring.

Utility Room

7' 5" x 5' 0" (2.25m x 1.52m)

Featuring fitted units. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with patio doors.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

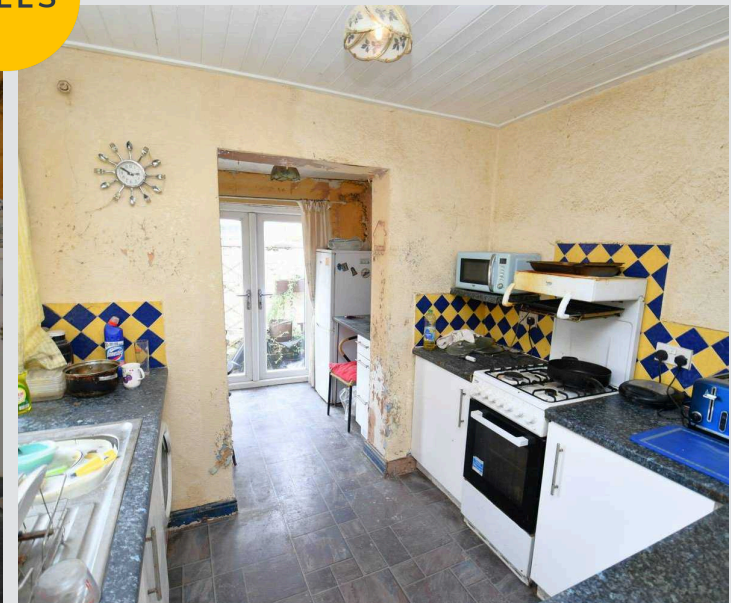
14' 0" x 10' 7" (4.26m x 3.22m)

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

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.58m)

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



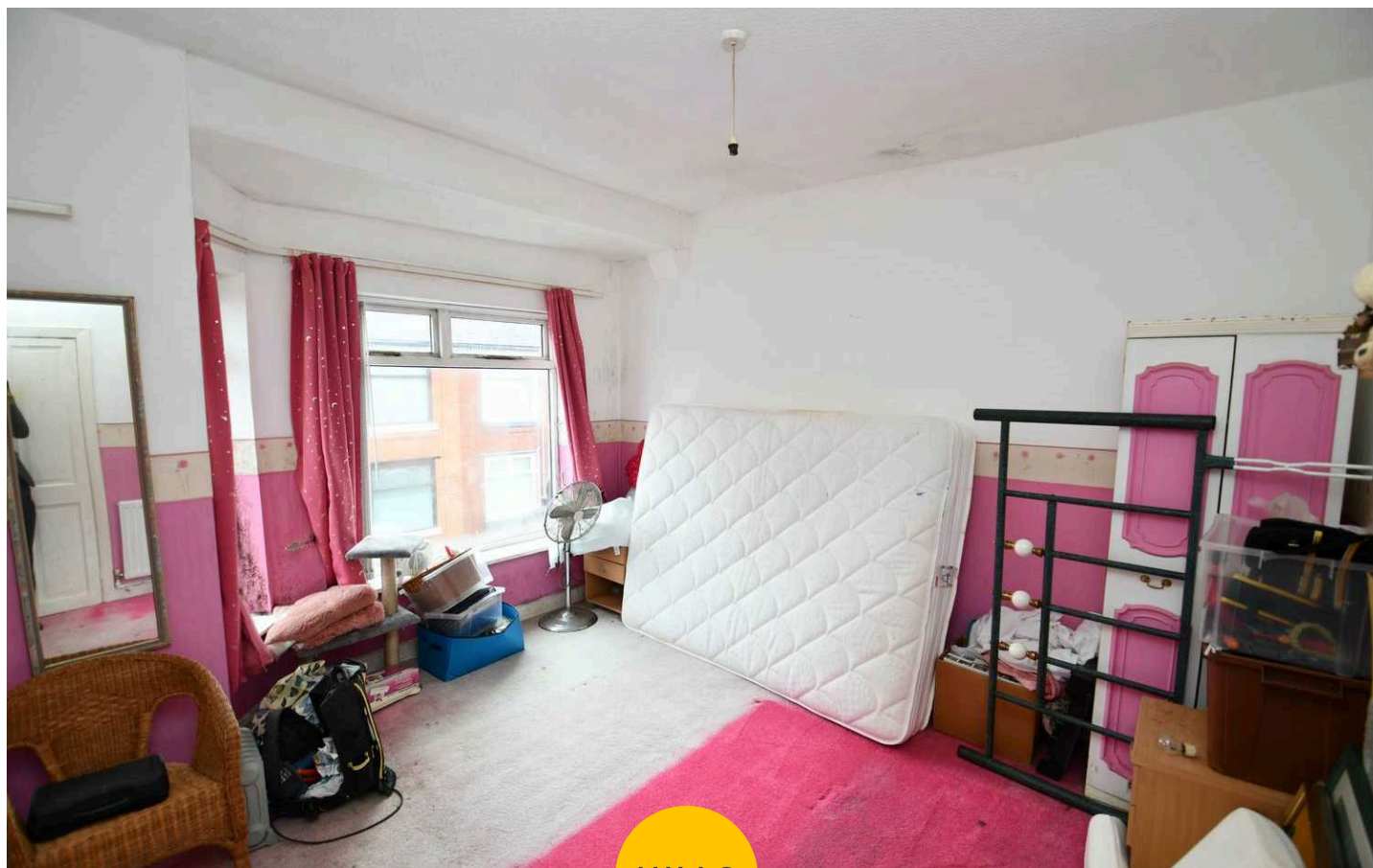
Bathroom

8' 10" x 8' 1" (2.70m x 2.47m)

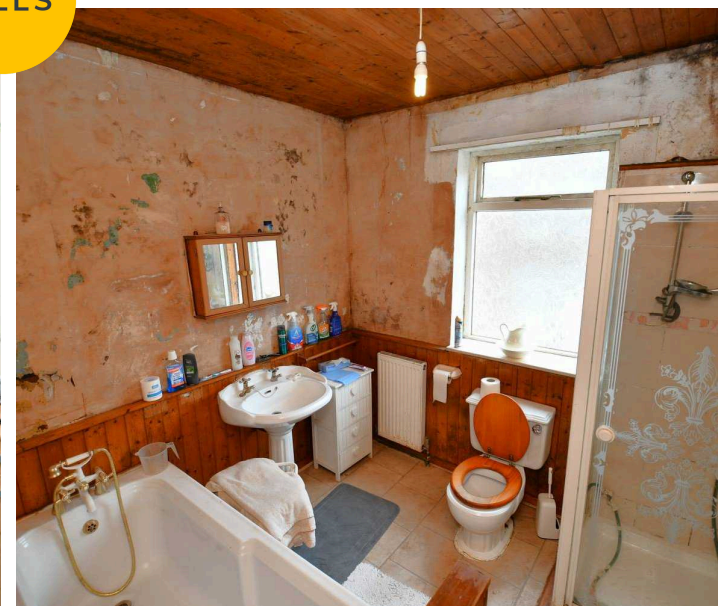
Featuring a four piece suite including shower cubicle, bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with cushioned flooring.

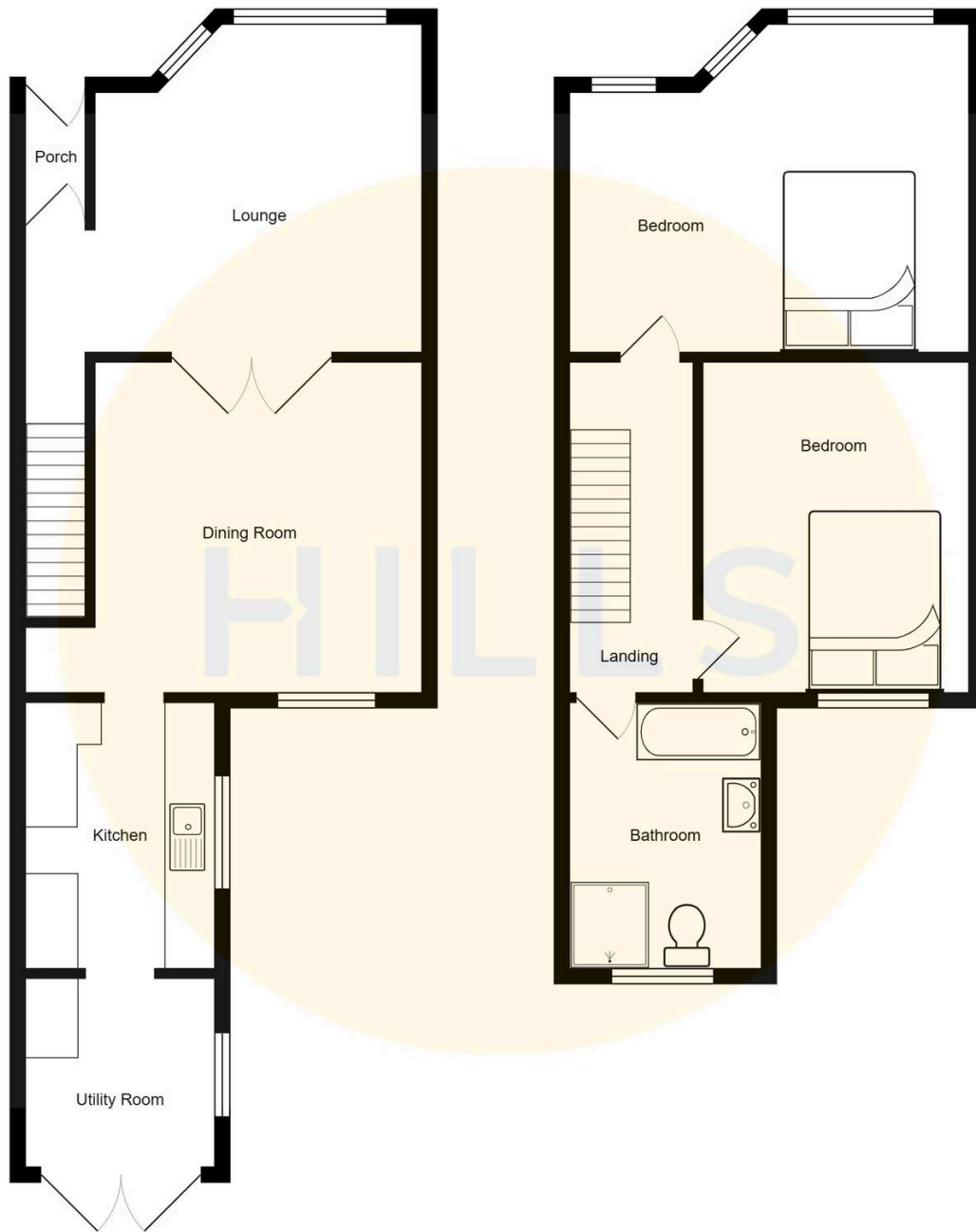
External

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



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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.