



Nansen Street

Salford



£160,000



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Salford

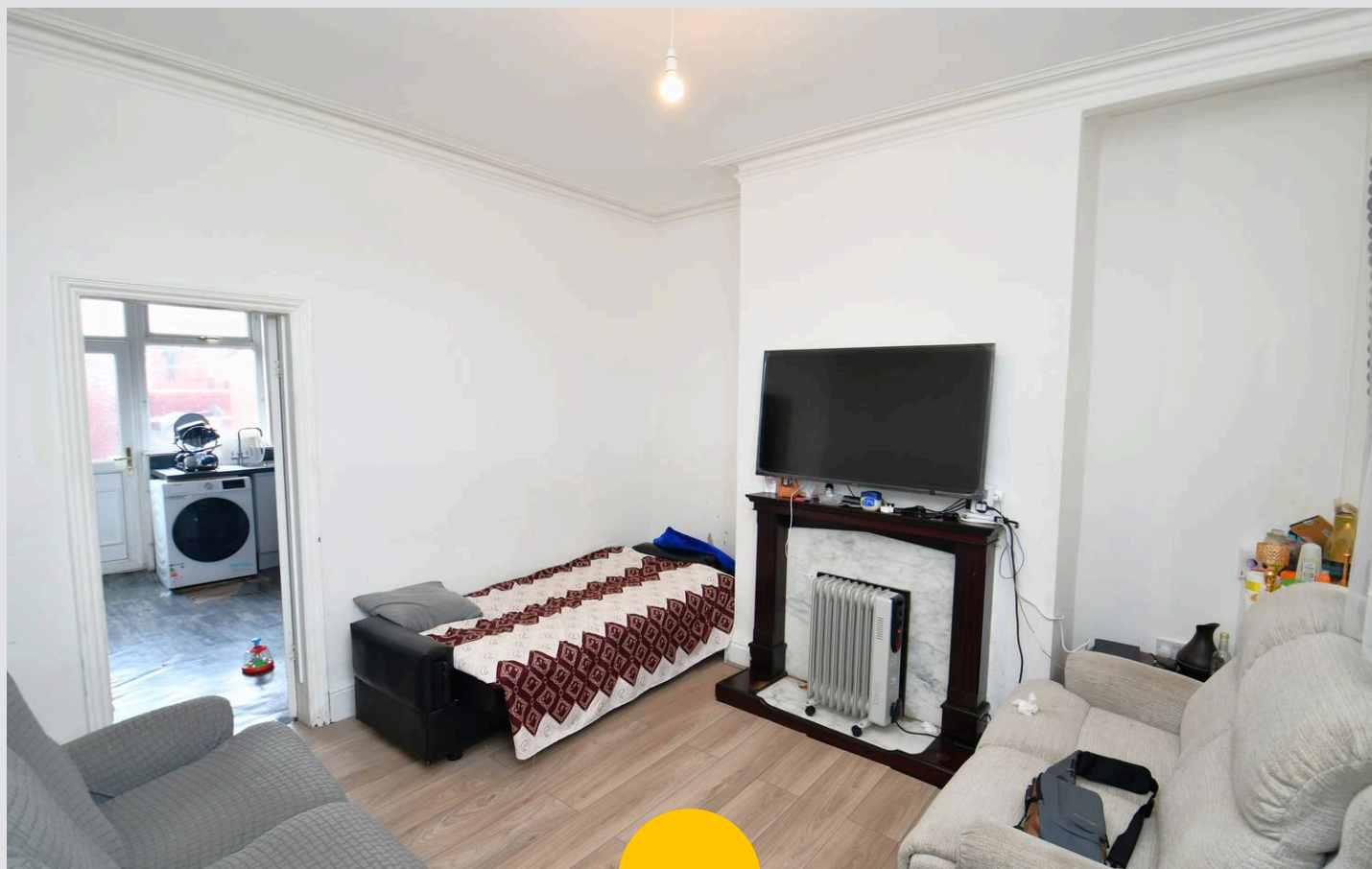
**\*\*SOLD WITH SITTING TENANTS PAYING £700PCM\*\***

Take a look at this two bedroom terraced property!  
Located within walking distance of Salford Quays &  
Media City!

Council Tax band: A

Tenure: Leasehold

- Two Bedroom Terraced Property
- Sold With Tenants in Situ, Paying £700pcm
- Bright Lounge
- Kitchen Diner with Modern Fitted Units
- Large Double Bedroom and a Single Bedroom
- Low-Maintenance Courtyard Garden to the Rear
- Within Walking Distance of Salford Quays & Media City
- Within Easy Access of Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Viewing is Highly Recommended!



HILLS





### Lounge

12' 1" x 12' 4" (3.69m x 3.77m)

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

### Kitchen / Diner

12' 5" x 10' 10" (3.78m x 3.29m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink. Integral oven, hob and extractor. Space and plumbing for a washing machine and fridge/freezer. Complete with a ceiling light point, double glazed window and access door to the rear courtyard.

### Landing

Complete with a ceiling light point. Loft access.

### Bedroom One

12' 4" x 12' 0" (3.76m x 3.66m)

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

### Bedroom Two

11' 11" x 5' 5" (3.64m x 1.65m)

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

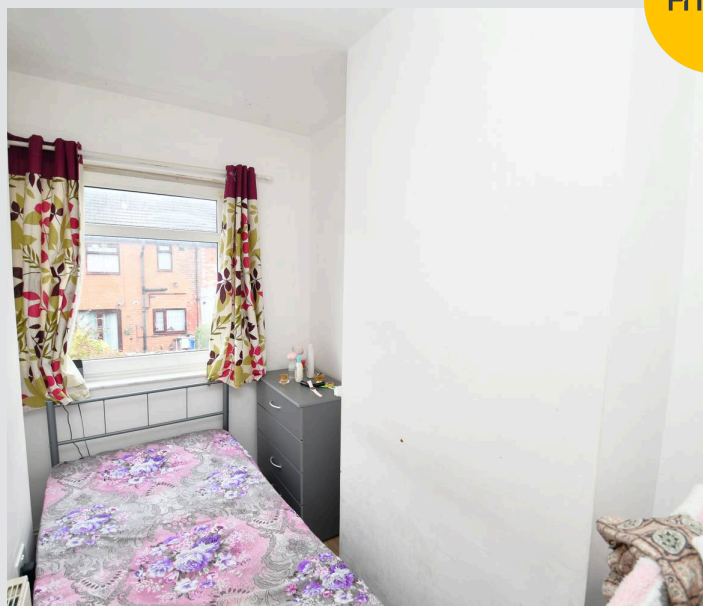
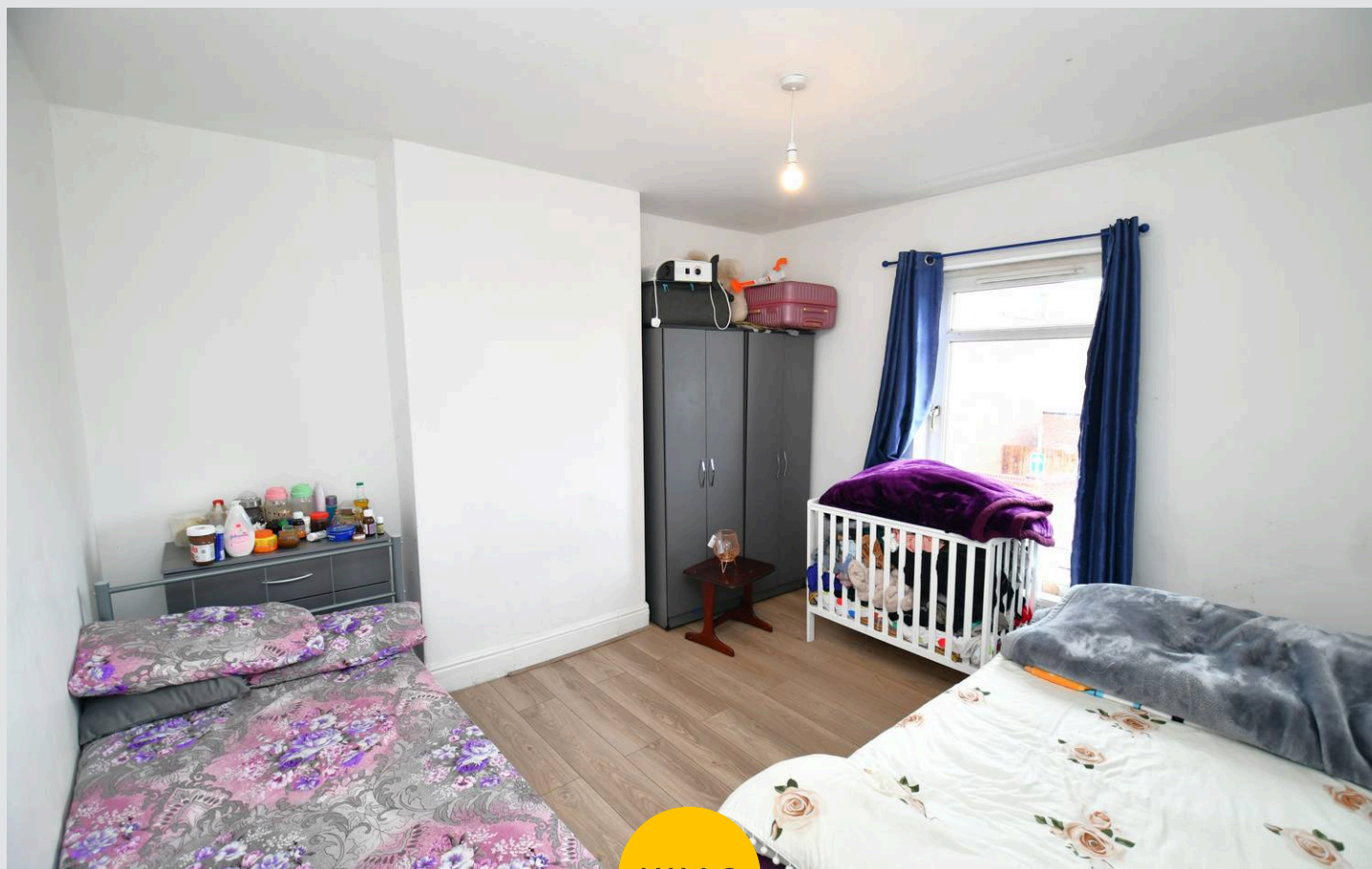
### Bathroom

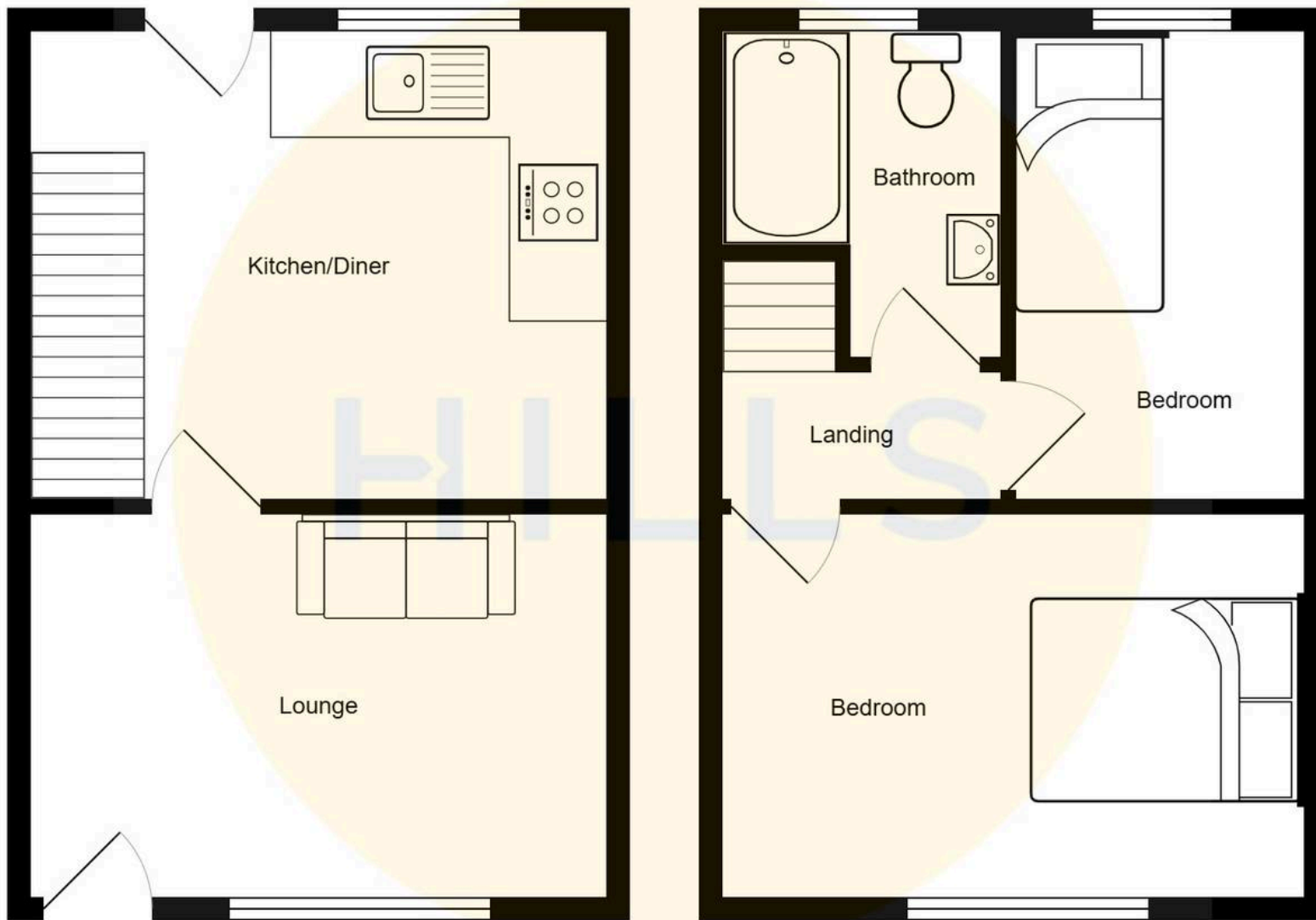
8' 10" x 6' 8" (2.70m x 2.02m)

Featuring a three piece suite including a bath, low level W.C and a hand wash basin. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

### Externally

To the rear is an enclosed courtyard.









## Hills | Salfords Estate Agent

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