



Reservoir Street

Salford

HILLS

Offers Over £200,000

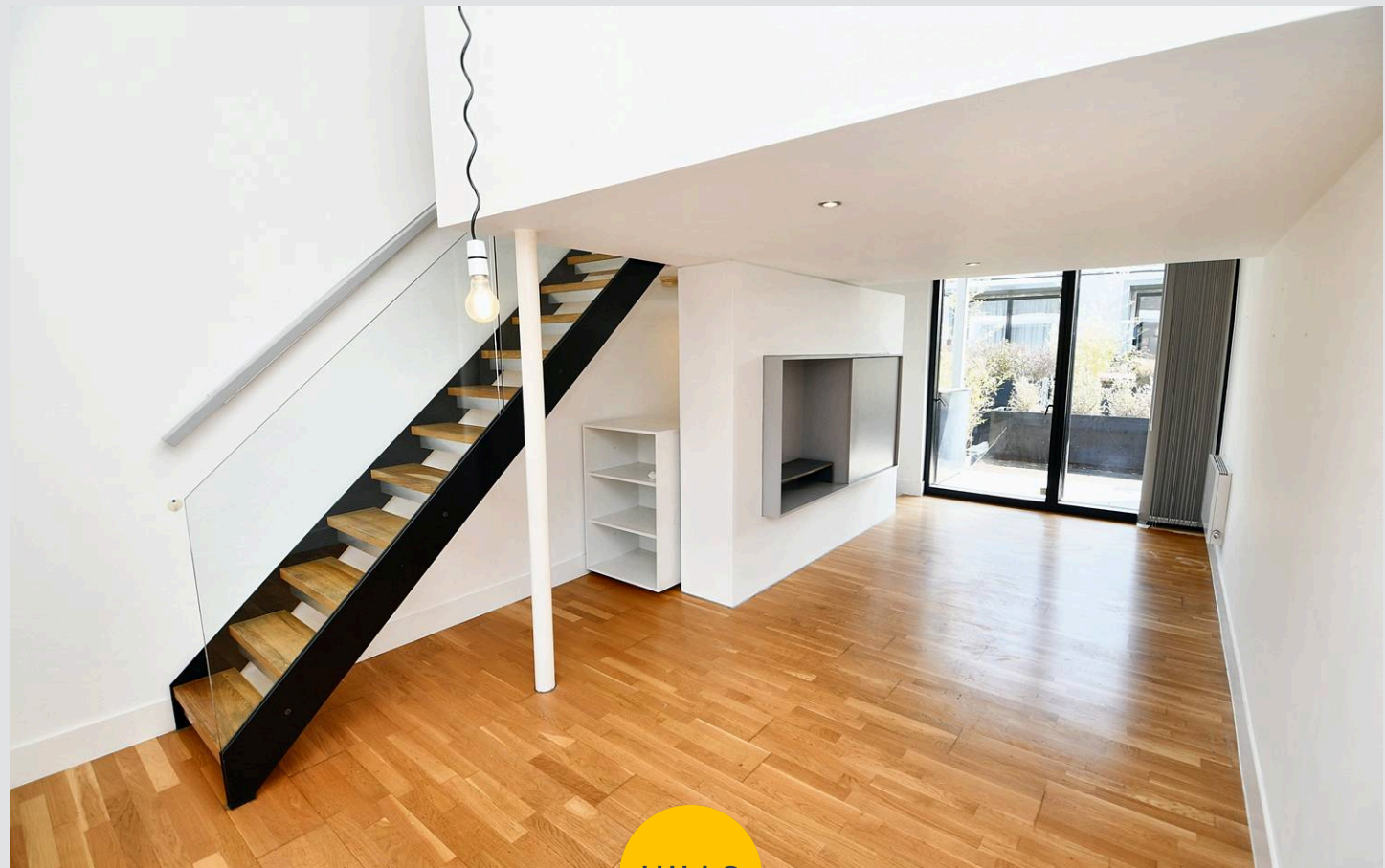
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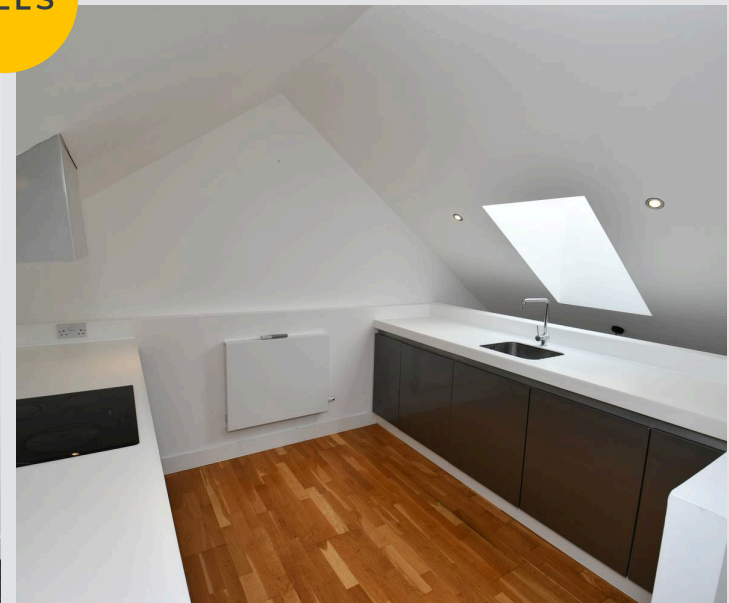
COMES WITH TWO PARKING SPACES AND VACANT POSSESSION A contemporary home within walking distance of Salford Quays & Media City? Situated on the popular 'Chimney Pot Park' development! Council Tax band: A

Tenure: Leasehold

- Two Bedroom Property Located on the Award-Winning 'Chimney Pot Park' Development
- Available with TWO PARKING SPACES
- Large 22FT Lounge Diner, Leading out to the Garden Terrace to the Rear with Decked and Paved Areas
- Within Walking Distance of Salford Quays/Media City
- Modern Fitted Kitchen to the Second Floor with the Typical 'Chimney' Lightwell
- Master Bedroom Complete with a Lightwell
- Modern, Three-Piece Bathroom Complete with a 'Sunken' Bath
- Ideal First Time Home or Investment, Perfect for Commuters due to its Convenient Location Close to Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended



HILLS



Entrance Hallway

Two spotlights, radiator

Bedroom One

11' 11" x 8' 5" (3.63m x 2.56m)

One ceiling light point, wall-mounted radiator and a lightwell

Bedroom Two

8' 4" x 7' 9" (2.55m x 2.35m)

Ceiling light point, double glazed window and a wall mounted radiator

Bathroom

5' 11" x 5' 0" (1.81m x 1.53m)

Fitted with a three piece suite including a hand wash basin, WC and sunken bath with overhead shower. Ceiling spotlight, wall mounted radiator and heated towel rail.

Lounge Diner

23' 0" x 11' 11" (7.00m x 3.63m)

One ceiling light point, two spotlights, double-glazed window, wall-mounted radiator and sliding doors to the rear

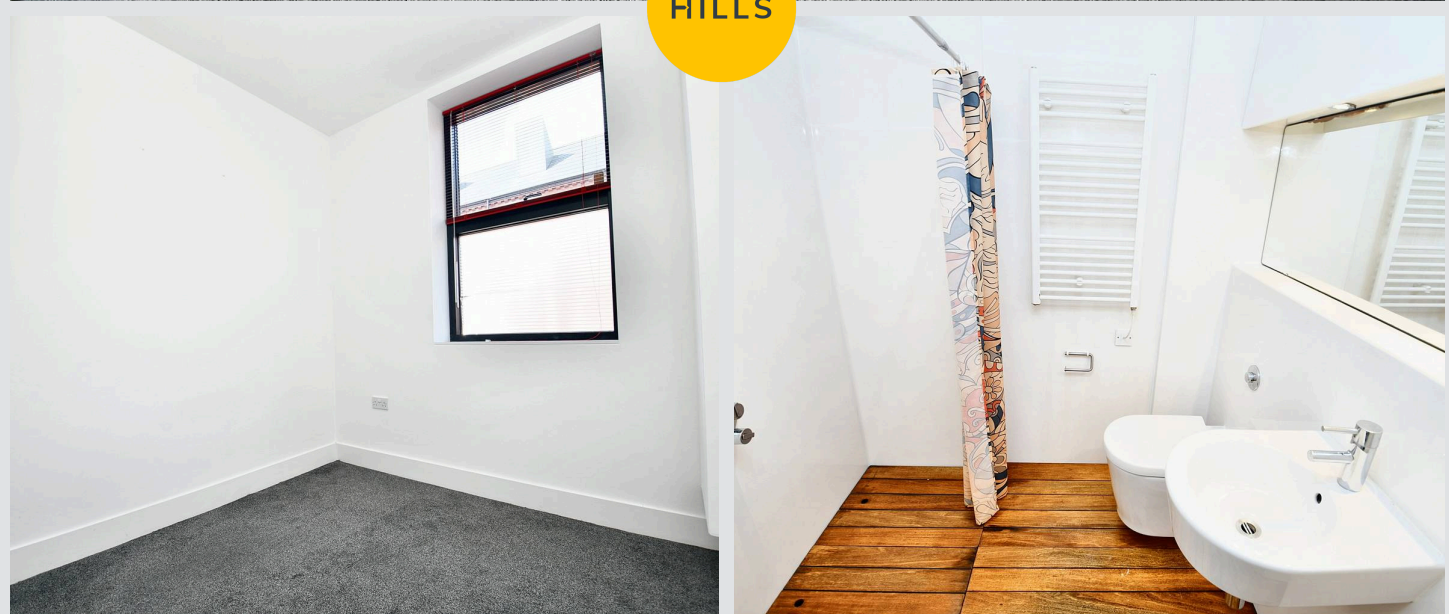
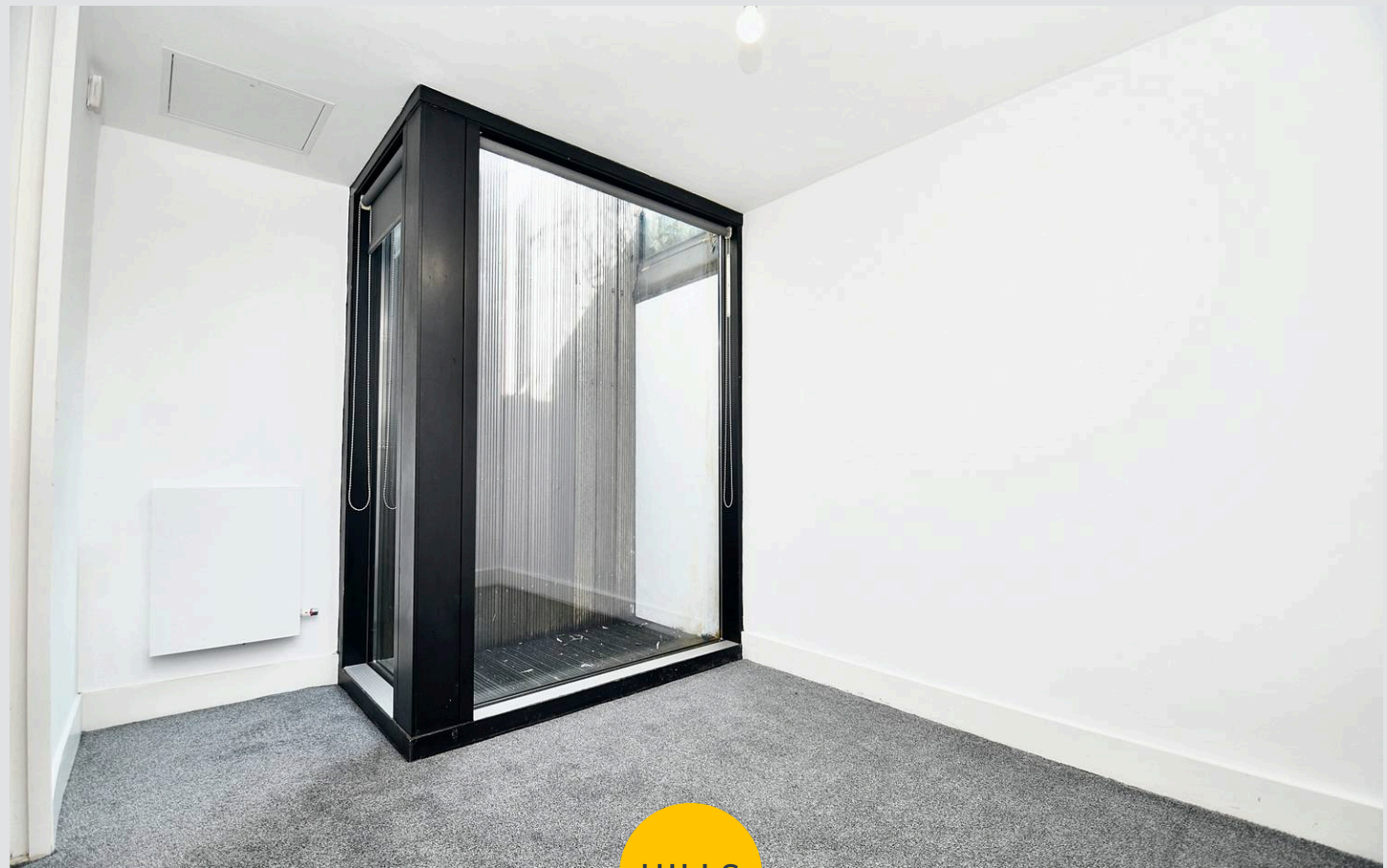
Kitchen

11' 11" x 10' 2" (3.64m x 3.09m)

Fitted with base units that have complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob, fridge and freezer. Six ceiling spotlights and a skylight.

Externally

Garden terrace to the rear complete with paving and decking







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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