



Laburnum Street

Salford

HILLS

In Excess of £200,000

Laburnum Street

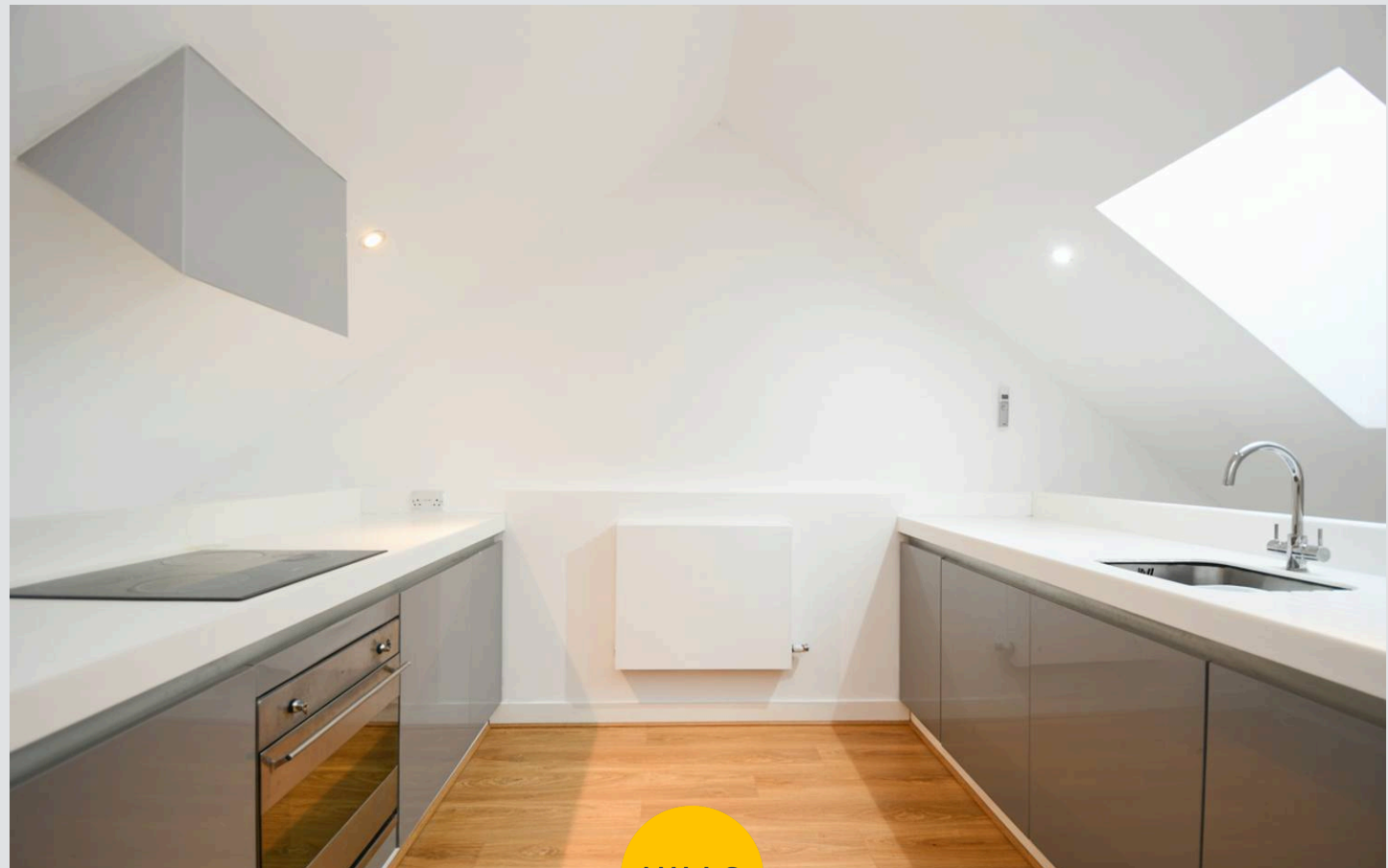
Salford

Nestled within the popular 'Chimney Pot Park' development, this stylish two-bedroom terraced property offers an urban lifestyle in a sought-after location.

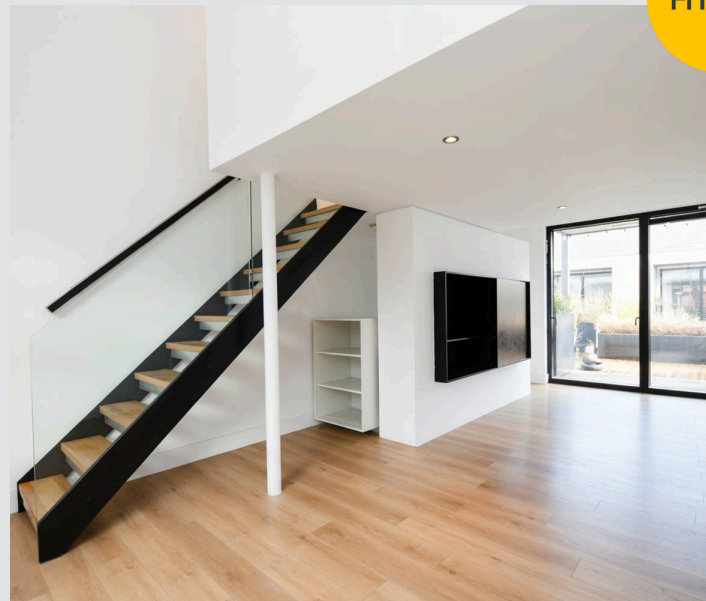
Council Tax band: A

Tenure: Leasehold

- Stylish Two Bedroom Terraced Property Located on the Award-Winning 'Chimney Pot Park' Development
- Within Walking Distance of Salford Quays & Media City, which are Host to a Fine Array of Bars, Shops and Restaurants
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Two Double Bedrooms, with a Lightwell in the Main Bedroom
- Modern Three-Piece Bathroom, Complete with a 'Sunken' Bath
- Large 22FT Lounge Diner, with Sliding Doors Leading out onto the Garden Terrace at the Rear
- Modern Fitted Kitchen on the Top Floor, Complete with a 'Chimney' Style Lightwell
- No Vendor Chain
- Ideal First Time Home or Investment



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Entrance Hallway

Complete with ceiling spotlights, wall mounted radiator and carpet flooring.

Lounge/Diner

23' 4" x 8' 1" (7.12m x 2.47m)

A spacious lounge diner complete with ceiling spotlights, wall mounted radiator and patio doors to the rear. Fitted with laminate flooring.

Kitchen

12' 4" x 12' 2" (3.77m x 3.72m)

Featuring a modern range of wall and base units including an integral stainless steel sink, oven and electric hob. Complete with ceiling spotlights, lightwell and wall mounted radiator. Fitted with laminate flooring.

Bedroom One

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

Featuring a ceiling light point, lightwell and wall mounted radiator. Fitted with laminate flooring.

Bedroom Two

8' 4" x 7' 10" (2.55m x 2.39m)

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

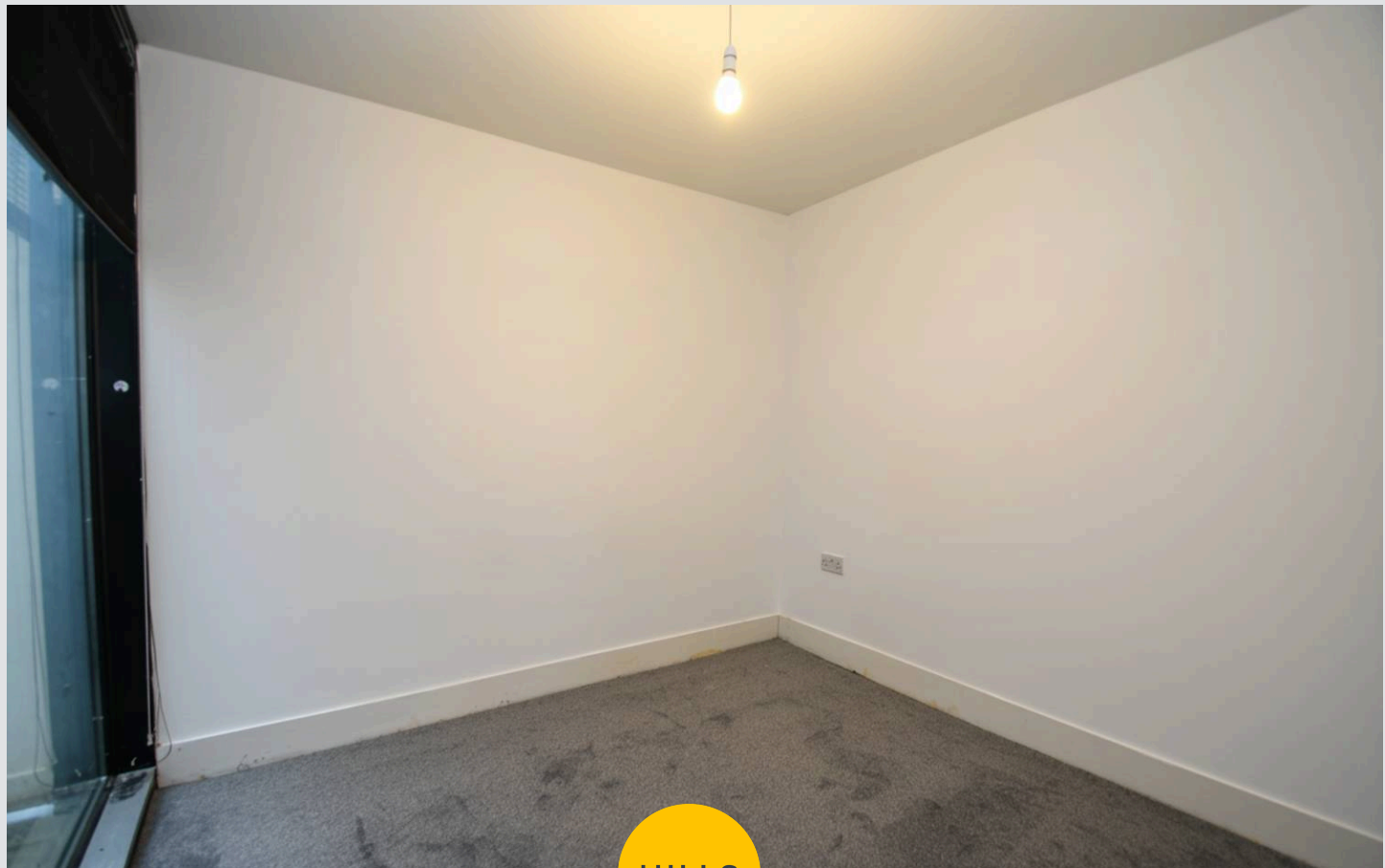
Bathroom

6' 4" x 5' 0" (1.94m x 1.52m)

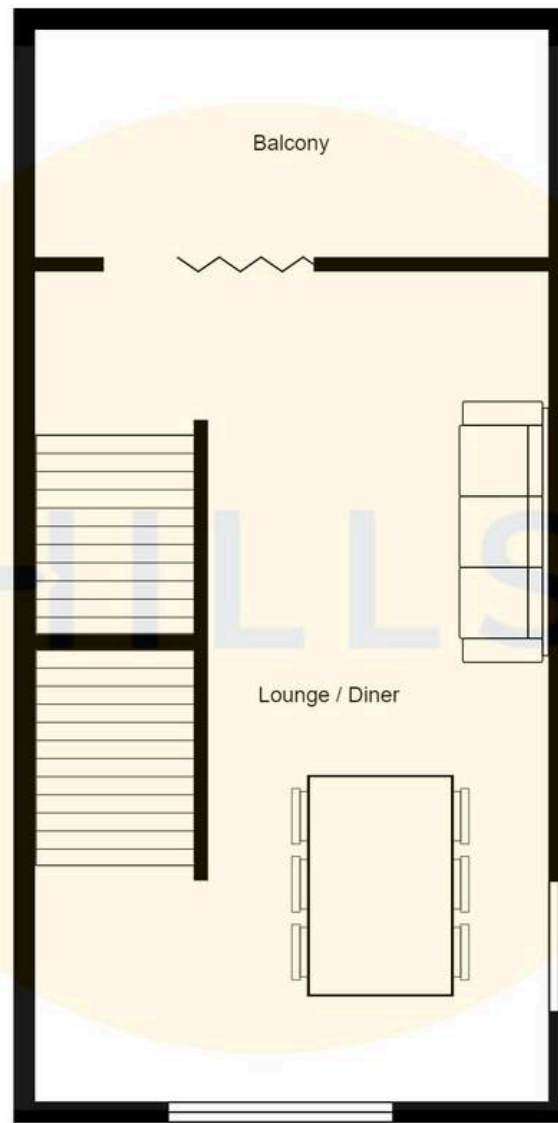
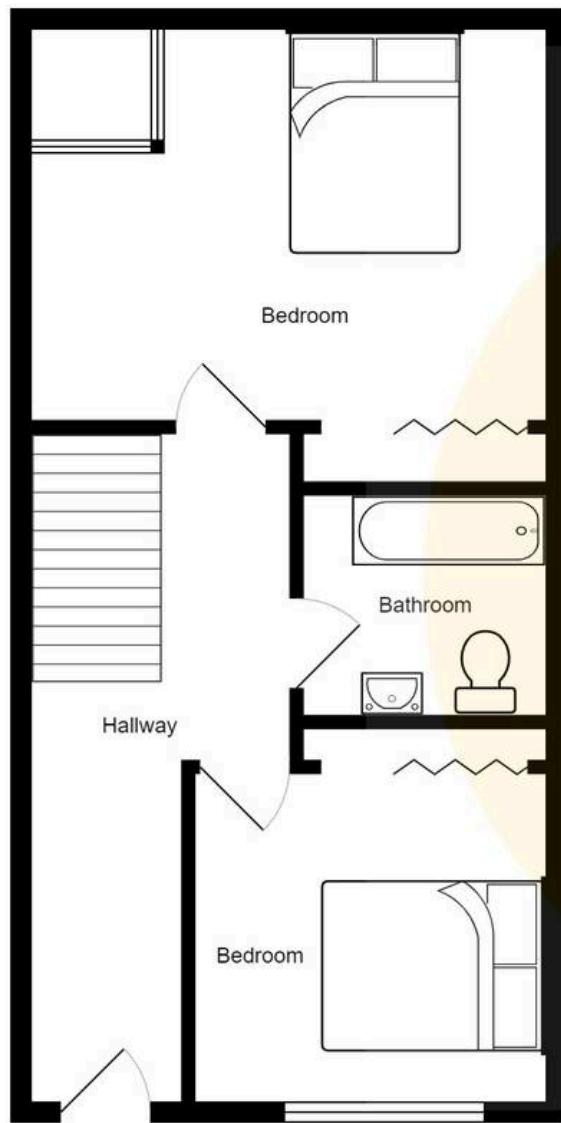
Featuring a tree piece suite including a 'sunken' bath, hand wash basin and W.C. Complete with ceiling spotlights and heated towel rail.

External

To the rear of the property is a decked patio.



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