



Angora Drive, Salford  
Offers In Excess Of £180,000

**Ascend**  
Built on higher standards

## Angora Drive, Salford

This is a fantastic opportunity to buy a 2-bedroom house close to the city centre. Situated on the quiet, residential Angora Drive just beside the Salford's River Irwell, this neat property offers the perfect balance of city and sub-urban living. Boasting off-road parking, decent sized rooms and NO ONWARD CHAIN, the house is ideal for first time buyers or property investors.

Blackfriars and this surrounding area of Salford offers its residents short commutes to the city, peaceful walks by the river and a great all-rounder as a place to call home. Unlike many houses in the city, you will benefit from a private rear garden which features a mix of both patio and gravel landscapes, as well as allocated parking to the front of the house.

The cosy 2 up, 2 down layout of this mid-terraced house provides spacious and bright rooms for its lucky owners to be. Starting with the downstairs, you are welcomed to a sizeable living room offering a modern wooden floor and décor scheme. There's also a handy under-stair storage cupboard too. Next is the kitchen, another bright room offering integrated appliances and ample workspace. One of the key features of this area, is that it overlooks the rear garden and benefits from a bright ambience. The sliding patio doors form the dining area are a welcomed touch as well.

Head upstairs to two double bedrooms and a family bathroom in between. Neither rooms compromise on space, and they both offer plenty of choice. Take the second bedroom for example – for those only needing the 1 room to sleep in, this makes an excellent work-from-home office, as shown in the photos. Finally, the bathroom brings both

### Entrance Hall

Front aspect entrance door. Side aspect uPVC double glazed window, wood effect laminate flooring. Door through to:-

### Lounge

15'07 x 11'10 (4.75m x 3.61m)

Front aspect uPVC double glazed window. Radiator, wood effect laminate flooring, stairway to the first floor landing, under-stairs storage. Door through to:-

### Kitchen Diner

11'10 x 9'00 (3.61m x 2.74m)

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a sink and drainer. Plumbing and space for appliances, space for a fridge freezer. Rear aspect uPVC double glazed window, sliding patio door opening to rear garden.

### First floor landing

Doors to:-

### Master Bedroom

11'10 x 9'00 (3.61m x 2.74m)

Rear aspect uPVC double glazed window. radiator.

### Second Bedroom

11'10 x 8'04 maximum (3.61m x 2.54m maximum)

Front aspect uPVC double glazed window. Radiator.

### Bathroom

8'10 x 4'07 (2.69m x 1.40m)

Furnished with a three piece suite comprising: panelled bath, low level WC and a pedestal wash hand basin. Wall mounted shower, part tiled walls.

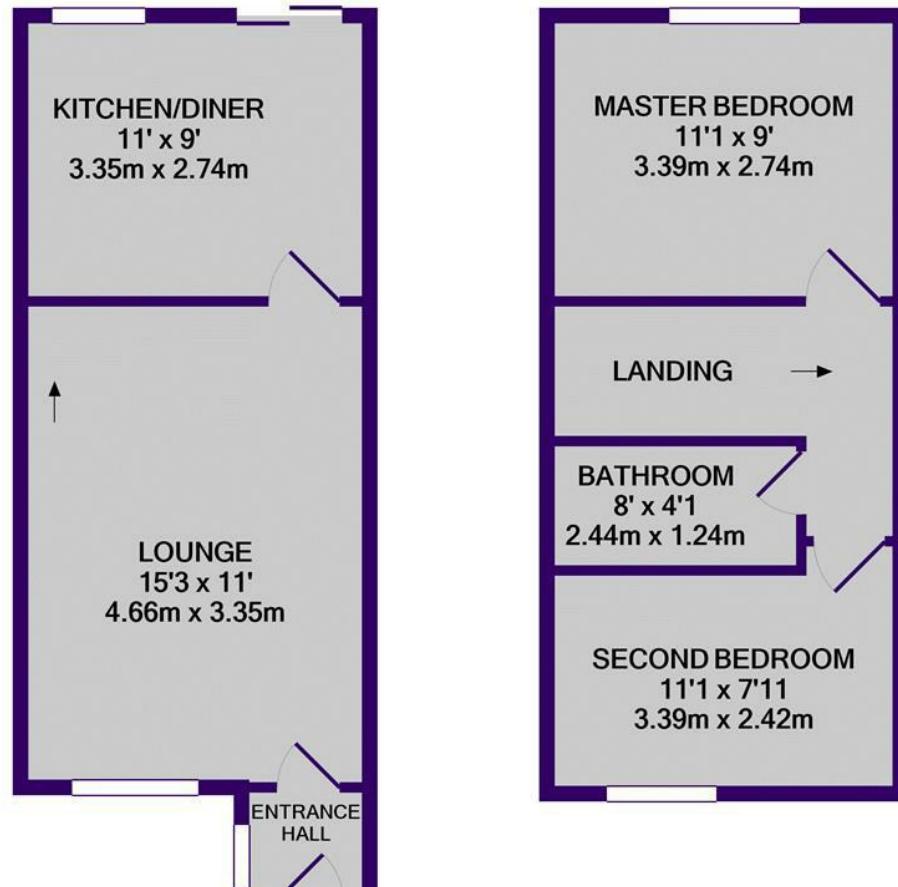
### External

To the front of the property is a parking space.

The rear garden offers a paved area and mature shrub borders.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.





GROUND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	71
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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