



Alder Street, Salford

Salford



In Excess of **£230,000**

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Presenting this stunning three-bedroom terraced property situated in the sought-after 'Chimney Pot Park' development. Boasting three double bedrooms, with a lightwell feature in the main bedroom, this home offers a blend of contemporary design and comfort

Council Tax band: B

Tenure: Leasehold

- Three Bedroom Terraced Property on the Popular 'Chimney Pot Park' Development
- Three Double Bedrooms, with a Lightwell in the Main Bedroom
- Modern Three-Piece Bathroom Complete with a 'Sunken' Bath
- Large Lounge Diner with Sliding Doors to the Rear
- Modern Fitted Kitchen on the Top Floor, Complete with a 'Chimney' Style Lightwell
- Garden Terrace to the Rear with Decking and Paving
- Within Walking Distance of Salford Quays & Media City, which is Host to a Fine Array of Bars, Shops and Restaurants
- Early Viewing is Essential!
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre



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Entrance Hallway

Wall-mounted electric radiator, security alarm panel and under stairs storage space. Laminated floors, stairs leading to first floor, power point and ceiling light point.

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Built-in wardrobes and storage space, wall-mounted radiator, uPVC double glazed lightwell to the rear and uPVC door leading to a small decked area. Carpeted floors, TV, phone and power points, as well as ceiling light point.

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m)

Wall-mounted radiator, carpeted floors and uPVC double glazed window to the front. TV and power points, as well as ceiling light point.

Bedroom Three

10' 10" x 10' 2" (3.30m x 3.10m)

Wall-mounted radiator, carpeted floors and uPVC double glazed window to the front. TV and power points, as well as ceiling light point.

Bathroom

6' 4" x 5' 4" (1.93m x 1.62m)

Three piece white suite comprising of low level W.C., wall-mounted hand wash basin and sunken bath beneath removable timber deck shower tray and with thermostatic shower over. Wall-mounted heated towel rail, extractor, hard wood floors and ceiling light spots.

Lounge / Diner

23' 2" x 11' 8" (7.06m x 3.55m)

Wall-mounted double radiator, laminate floors, uPVC sliding patio doors to the rear terrace and uPVC double glazed window to the front. Under stairs storage space. Phone, TV and power points, as well as ceiling light spots.



HILLS



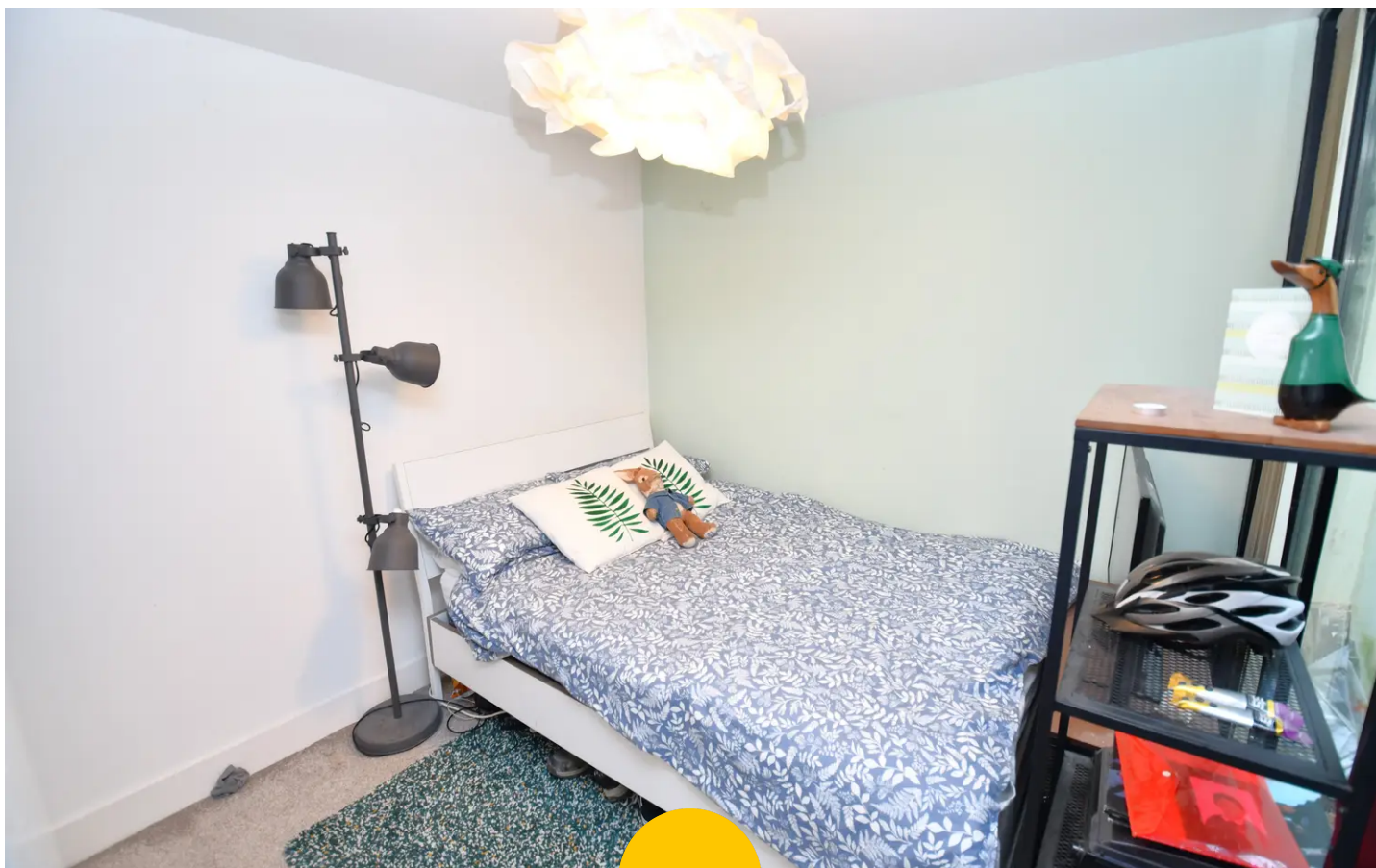
Kitchen

12' 7" x 11' 9" (3.83m x 3.58m)

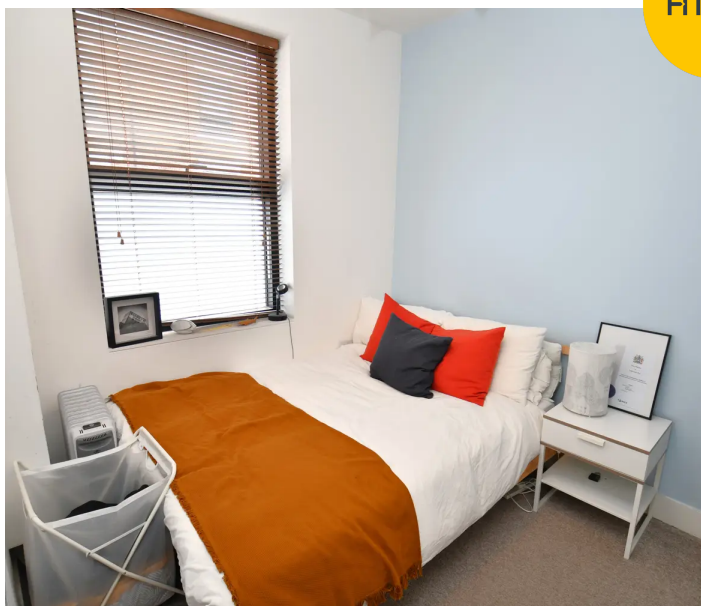
On the second floor, the kitchen is fitted with a range of wall and base units, with complimentary roll top work surface and integrated stainless steel sink, oven with electric hob and overhead extractor. Velux double glazed window to the side, laminate floors, power points and inset light spots.

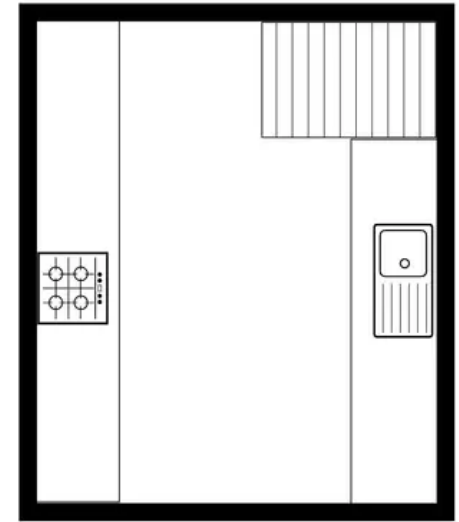
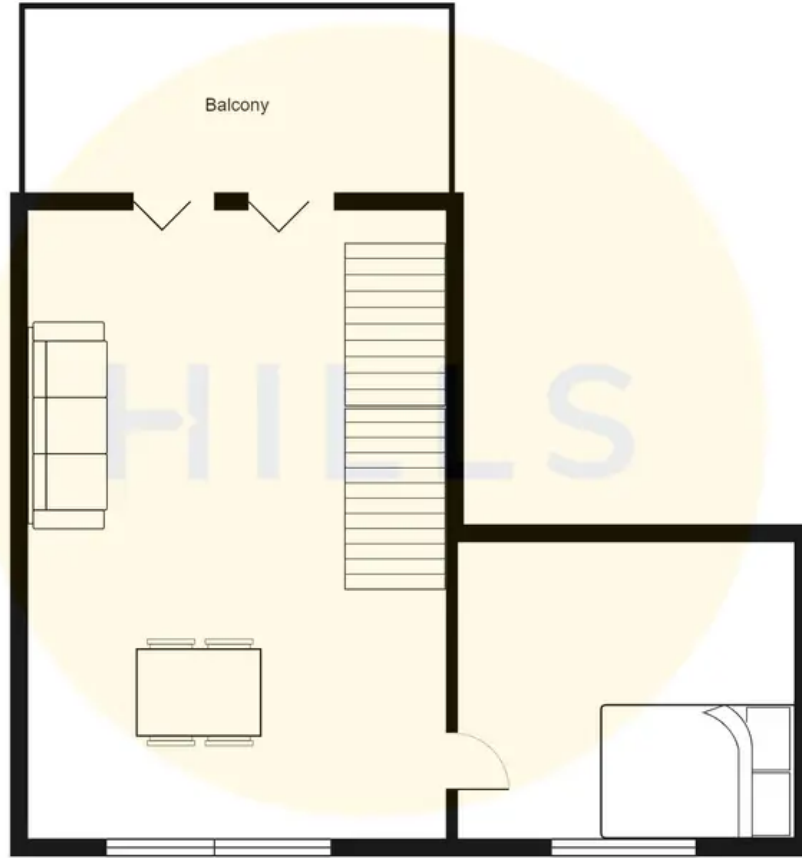
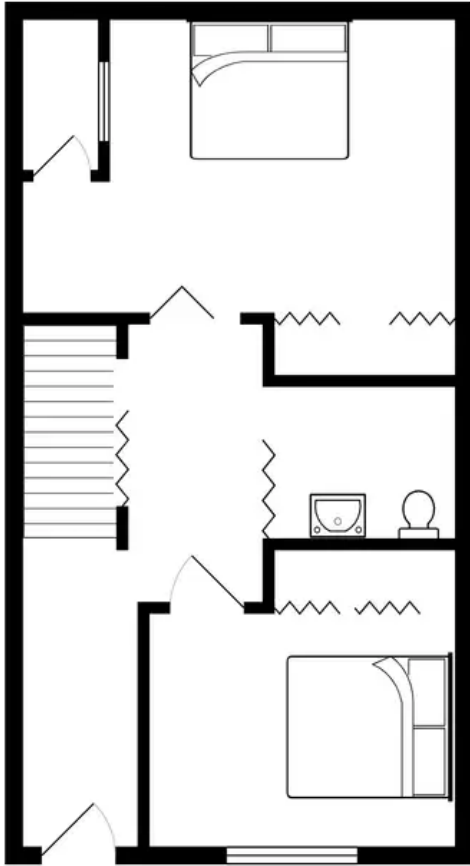
External

Private decked seating area on the first floor terrace, with planted borders and communal gardens with paved patio.



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