



Langton Street

Salford



Offers Over £190,000

Langton Street

Salford

SUBSTANTIAL SIZE OVER THREE FLOORS This large, three bedroom property offers an abundance of space! Featuring three large double bedrooms, with a dressing room/office room connected to the top bedroom

Council Tax band: A

Tenure: Freehold

- Large Three Bedroom Terraced Property
- Spacious Lounge and Dining Rooms Separated via an Archway
- Modern Fitted Kitchen and a Three-Piece Family Bathroom
- Three Double Bedrooms and a Dressing Room/Office
- Courtyard Garden to the Rear
- Within Walking Distance of Amenities, Several Well-Kept Parks and Local Schooling
- Close to Excellent Transport Links into Manchester City Centre
- Viewing is Highly Recommended!



Porch

Complete with a ceiling light point and laminate flooring.

Lounge

14' 0" x 12' 2" (4.26m x 3.72m)

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

Dining Room

13' 10" x 13' 9" (4.22m x 4.20m)

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

Kitchen

9' 6" x 8' 0" (2.89m x 2.44m)

Featuring complementary fitted units with an integral hob and oven. Complete with a ceiling light point, double glazed window and cushioned flooring.

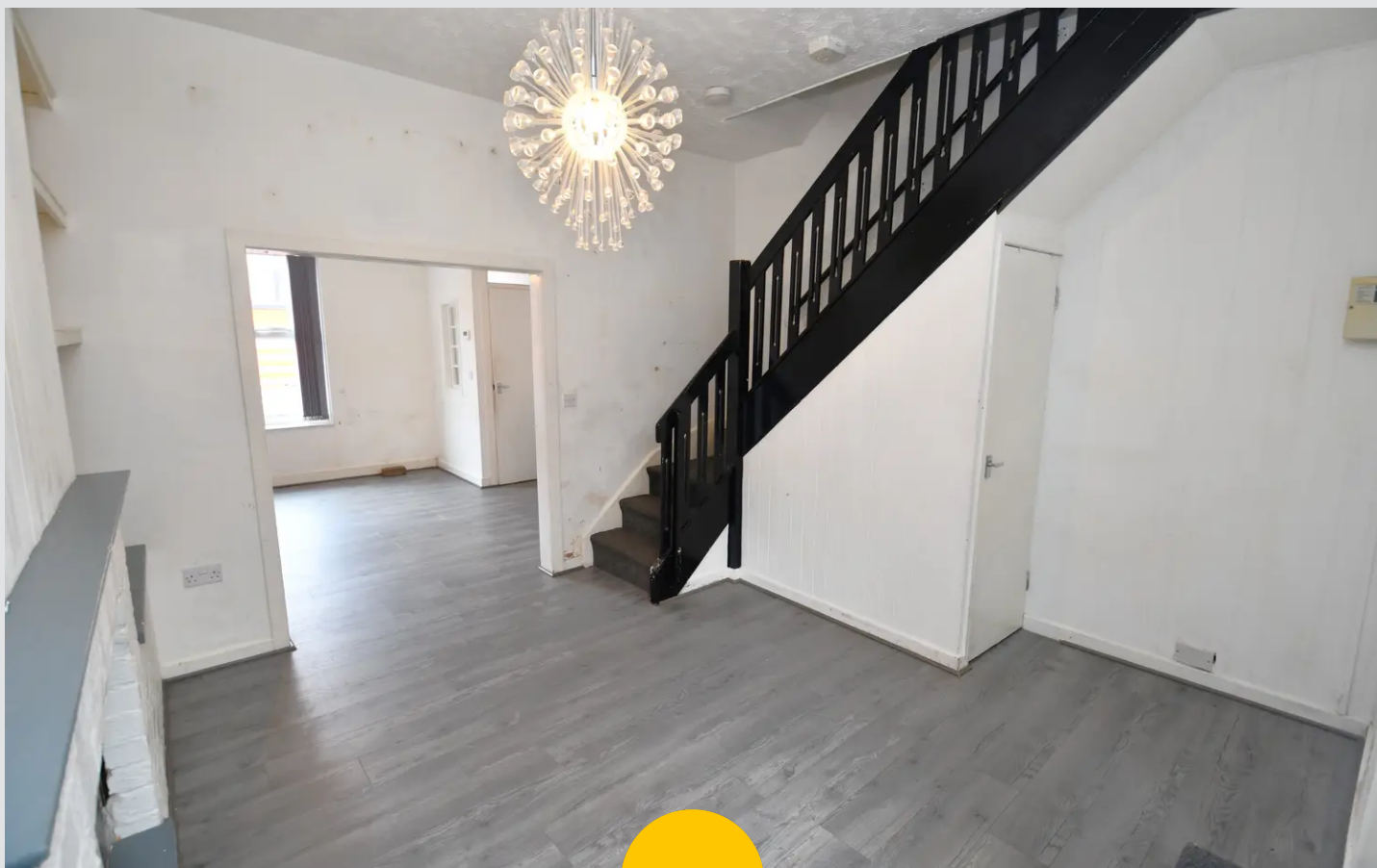
Landing

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Bedroom One

14' 0" x 12' 3" (4.27m x 3.73m)

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



Bedroom Two

12' 2" x 8' 8" (3.71m x 2.63m)

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

Bedroom Three

12' 4" x 10' 11" (3.75m x 3.34m)

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

Bathroom

8' 2" x 6' 7" (2.48m x 2.01m)

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

Office/Dressing Room

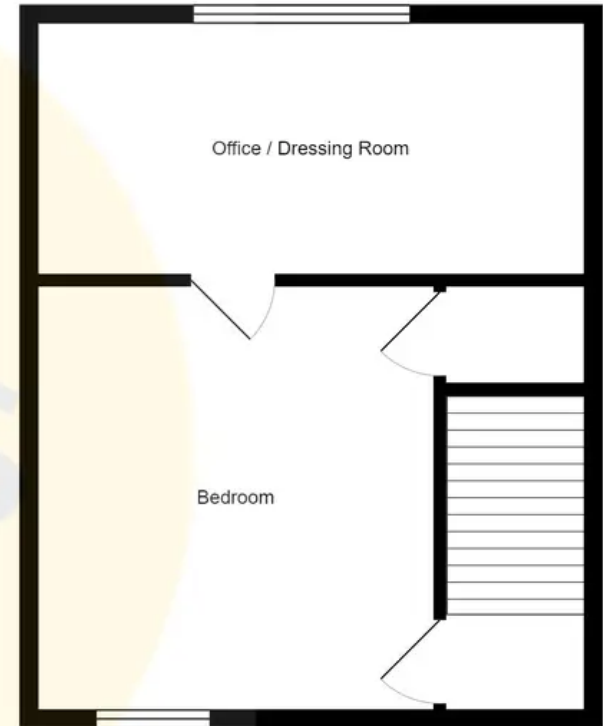
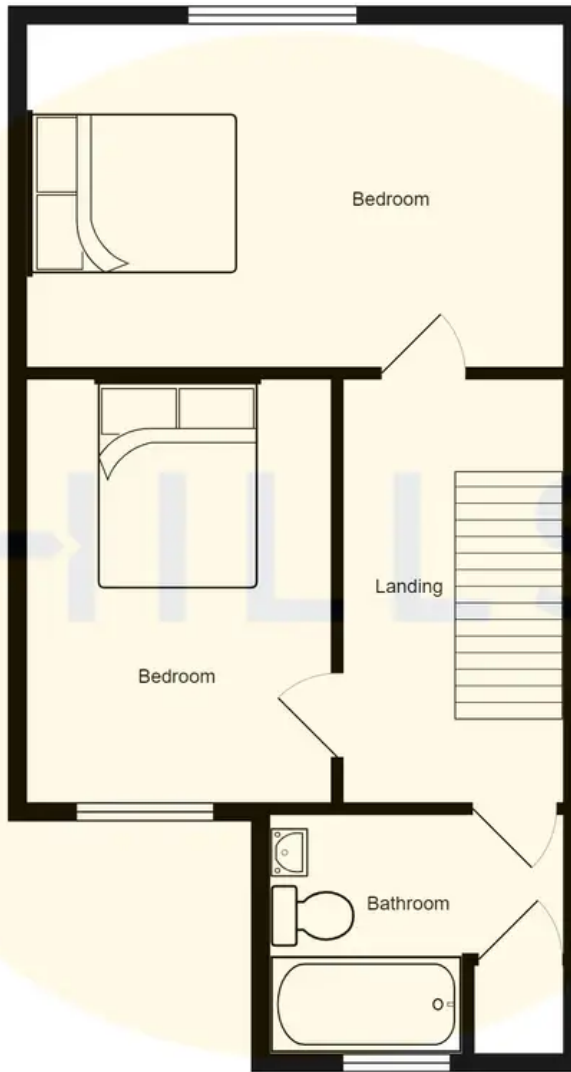
12' 9" x 7' 9" (3.88m x 2.36m)

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



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.