



Ash Street, Salford

Salford



£200,000



# Ash Street

Salford

Located on the award-winning 'Chimney Pot Park' development, with a modern, three-piece bathroom complete with a 'sunken' bath and a large, 22FT kitchen diner leading out onto the garden terrace to the rear

Council Tax band: A

Tenure: Leasehold

- 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', Along with the Addition of Tiled Flooring and a Glass Shower Screen
- Large 22FT Kitchen Diner, with Sliding Doors Leading out to the Garden Terrace at the Rear
- Cosy Lounge on the Top Floor Complete with a 'Chimney' Style Lightwell
- Benefits from an Allocated Parking Space
- Ideal First Time Home or Investment - Viewing is Highly Recommended!





### Hallway

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

### Bedroom One

11' 11" x 8' 3" (3.62m x 2.52m)

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

### Bathroom

6' 0" x 5' 0" (1.82m x 1.53m)

Featuring a three-piece suite including a 'sunken' bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, part tiled walls and wooden flooring.

### Bedroom Two

8' 1" x 7' 6" (2.47m x 2.29m)

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

### Kitchen/Diner

22' 10" x 11' 11" (6.97m x 3.62m)

Featuring a range of fitted units, integral hob, oven and fridge freezer. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with wooden flooring.

### Lounge

11' 11" x 9' 7" (3.64m x 2.92m)

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

### Externally

Complete with on street parking space to the front of the property. To the rear of the property is a garden terrace with decking and paving.

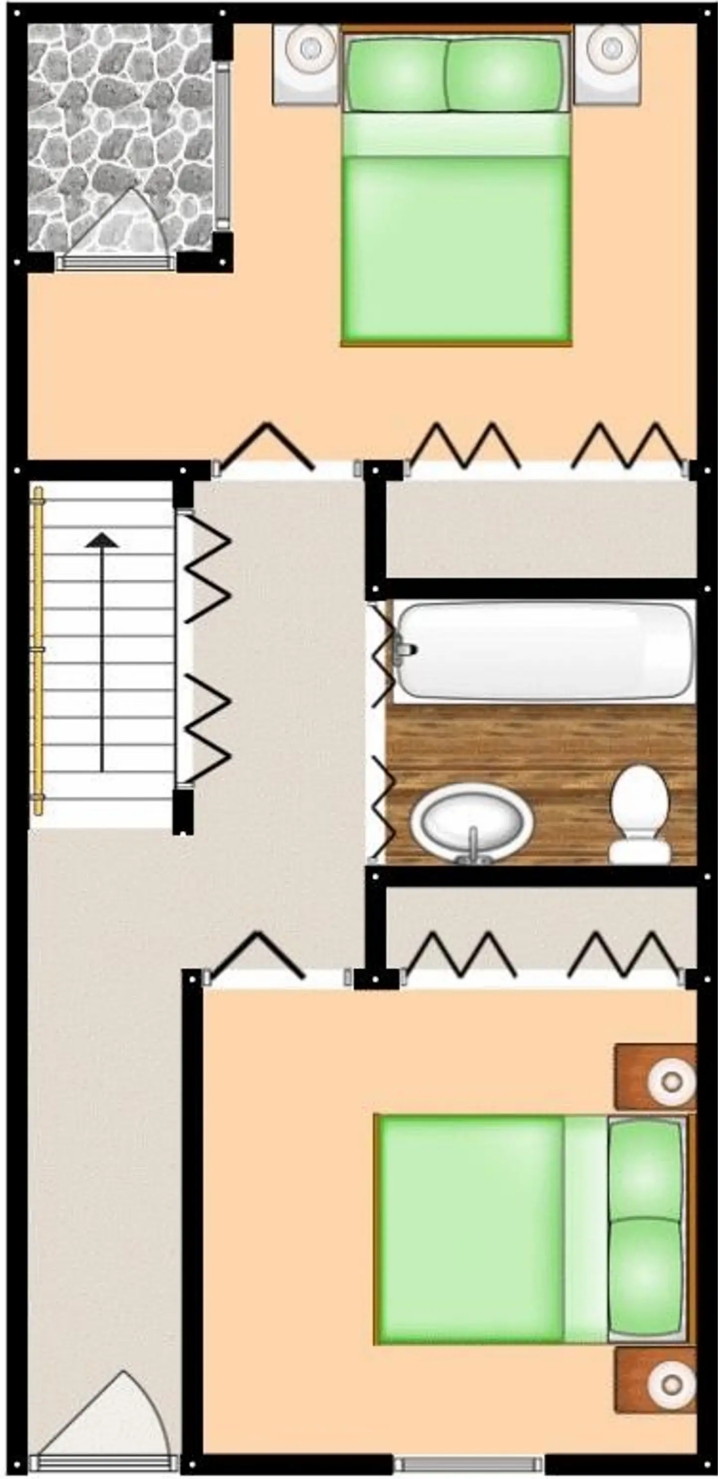




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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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