



Cedric Street

Salford



£190,000

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Take a look at this SPACIOUS, three bedroom END TERRACED property! Benefitting from two reception rooms, plus an additional room downstairs that could be used as an office/snug.

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom End Terraced Property
- Lounge and Dining Rooms Separated via an Archway
- Benefits from an Additional Room Downstairs that Could be Used as an Office/Snug
- Modern Fitted Kitchen and a Three-Piece Shower Room
- Three Generously Sized Bedrooms
- Low-Maintenance Courtyard Garden to the Rear
- Within Walking Distance of Salford Quays & Media City, Along with Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Close to Buile Hill Park, Local Schooling and Amenities, with Quayside and Salford Shopping Centre Within Easy Access
- Great First Time Buyer or Investment, Viewing is Highly Recommended!



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Entrance Hallway

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

Lounge

13' 11" x 10' 10" (4.25m x 3.30m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

Office/Small Reception

7' 10" x 6' 8" (2.38m x 2.04m)

Featuring ceiling light point, double glazed window. Fitted with laminate flooring.

Kitchen

9' 10" x 5' 7" (2.99m x 1.70m)

Featuring complementary fitted units with space for an oven, washer and fridge freezer. Complete with ceiling spotlights and double glazed window.

Dining room

12' 6" x 11' 5" (3.80m x 3.48m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

Landing

Complete with a ceiling light point and wooden flooring.

Bedroom One

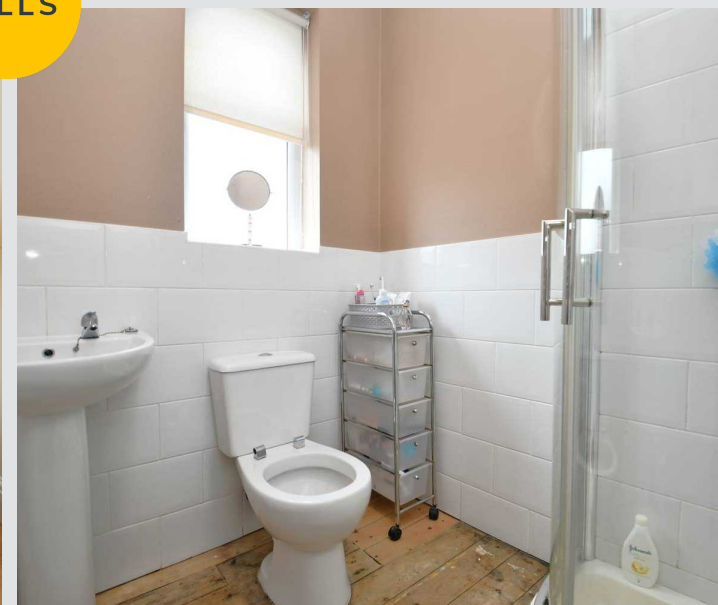
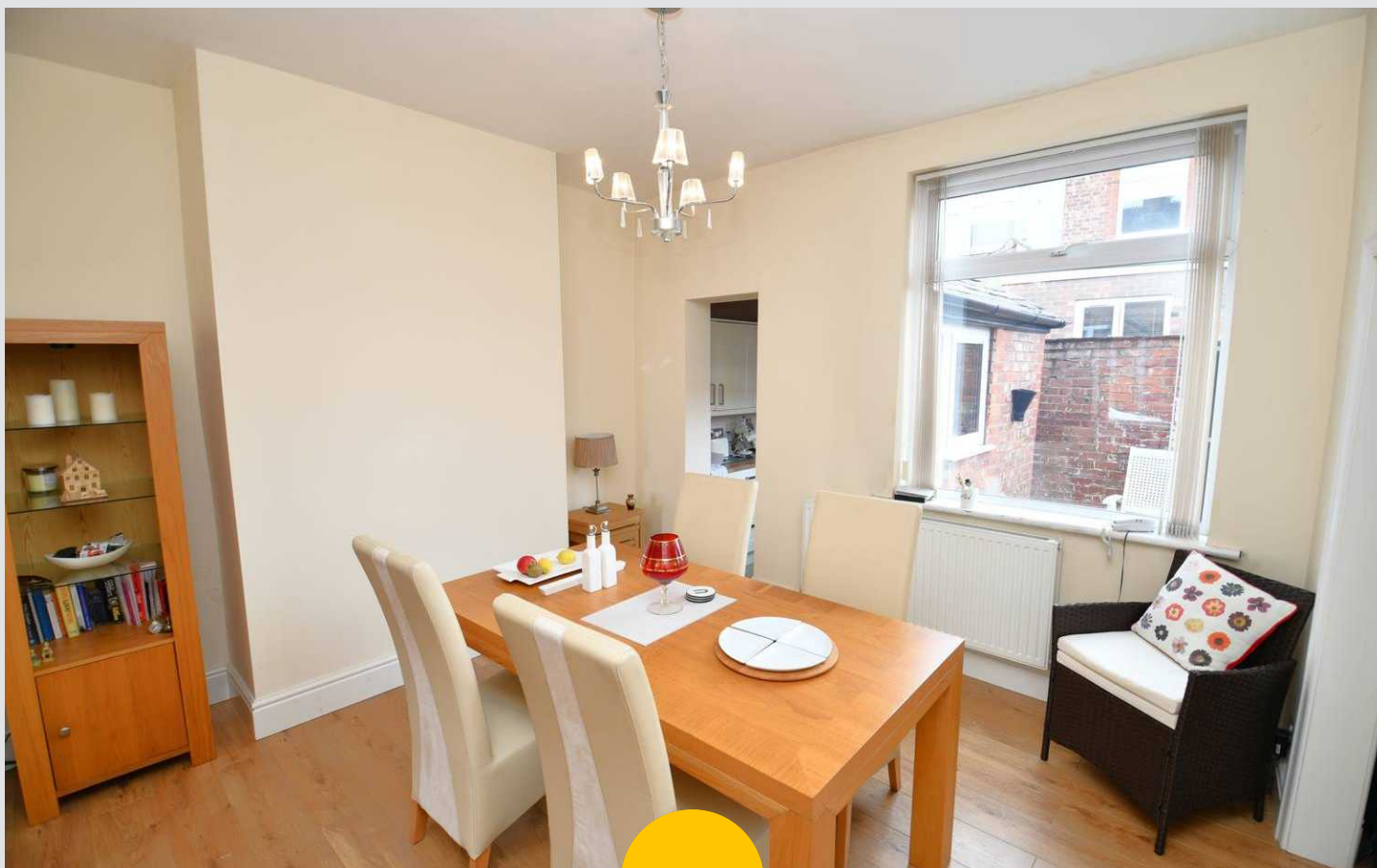
11' 1" x 10' 11" (3.39m x 3.34m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 4" x 11' 5" (3.75m x 3.49m)

Featuring fitted furniture. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with wooden flooring.



Bedroom Three

7' 11" x 7' 4" (2.41m x 2.24m)

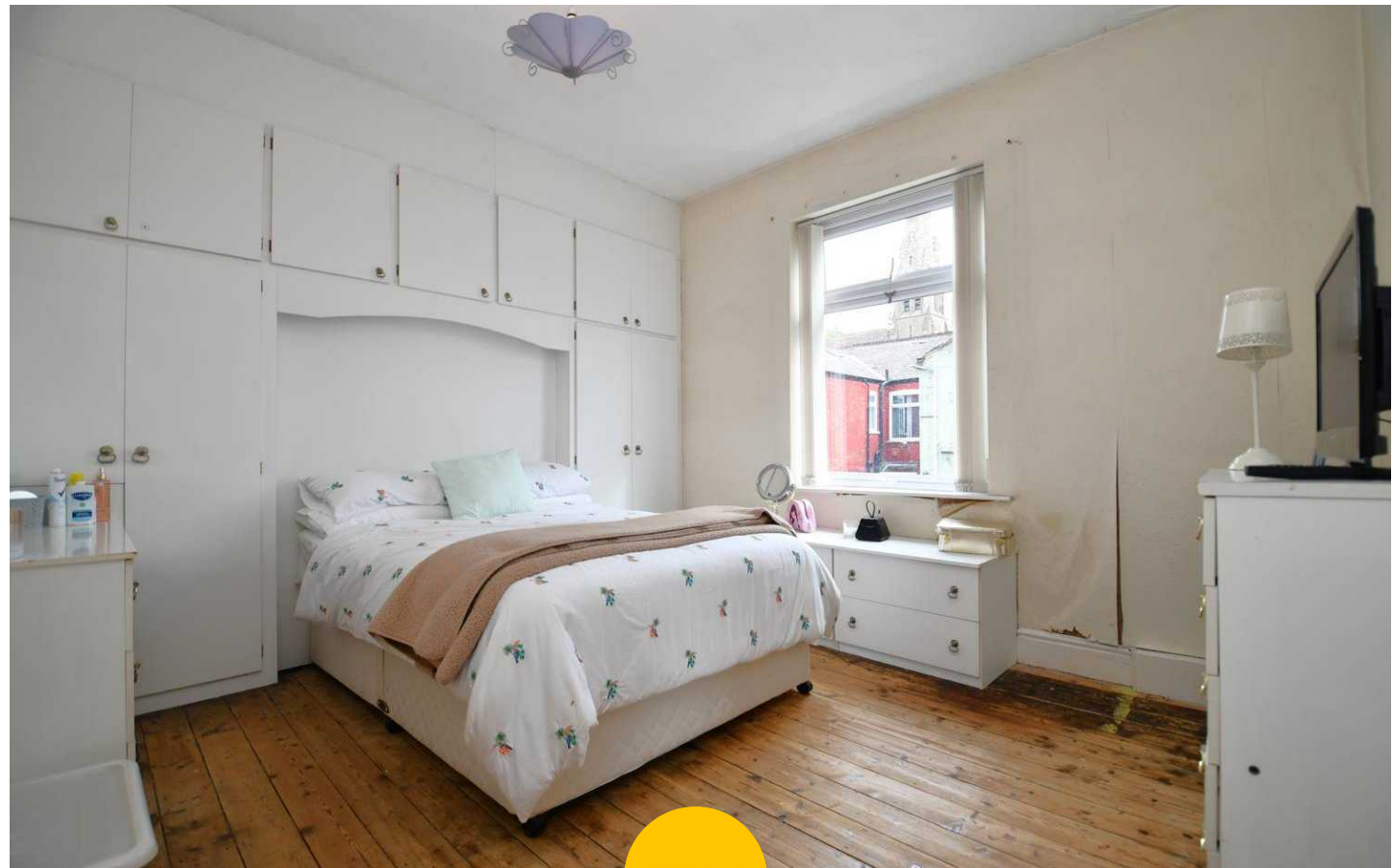
Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

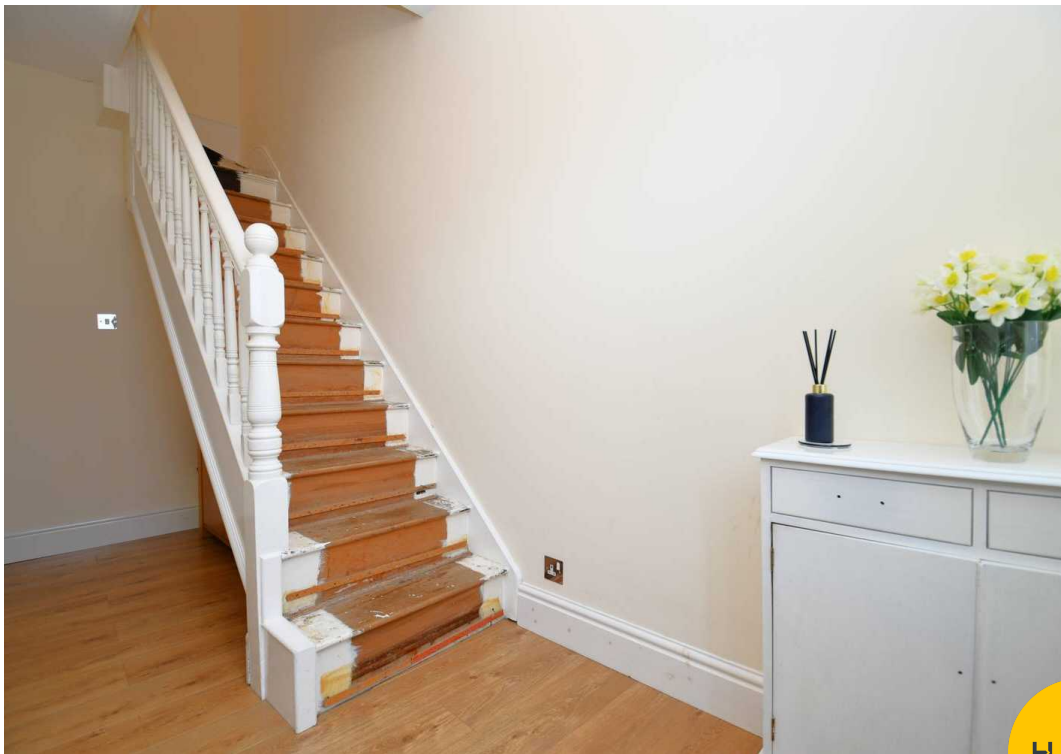
Bathroom

Featuring three-piece suite including w/c, shower cubicle and hand wash basin. Fitted with wooden flooring.

External

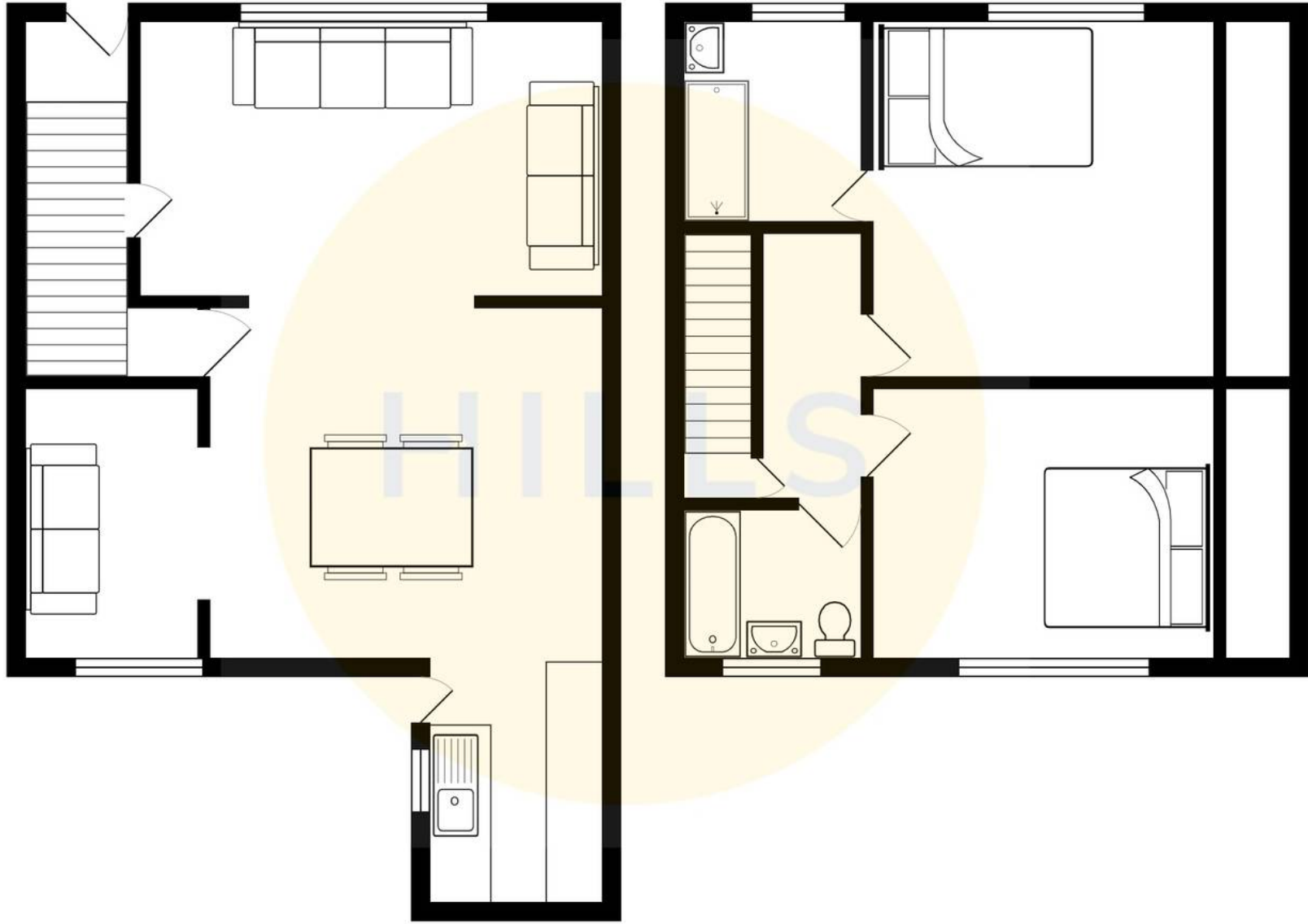
To the rear of the property is a low maintenance courtyard garden.





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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.