



Emerson Street

Salford



Offers Over £170,000

Emerson Street

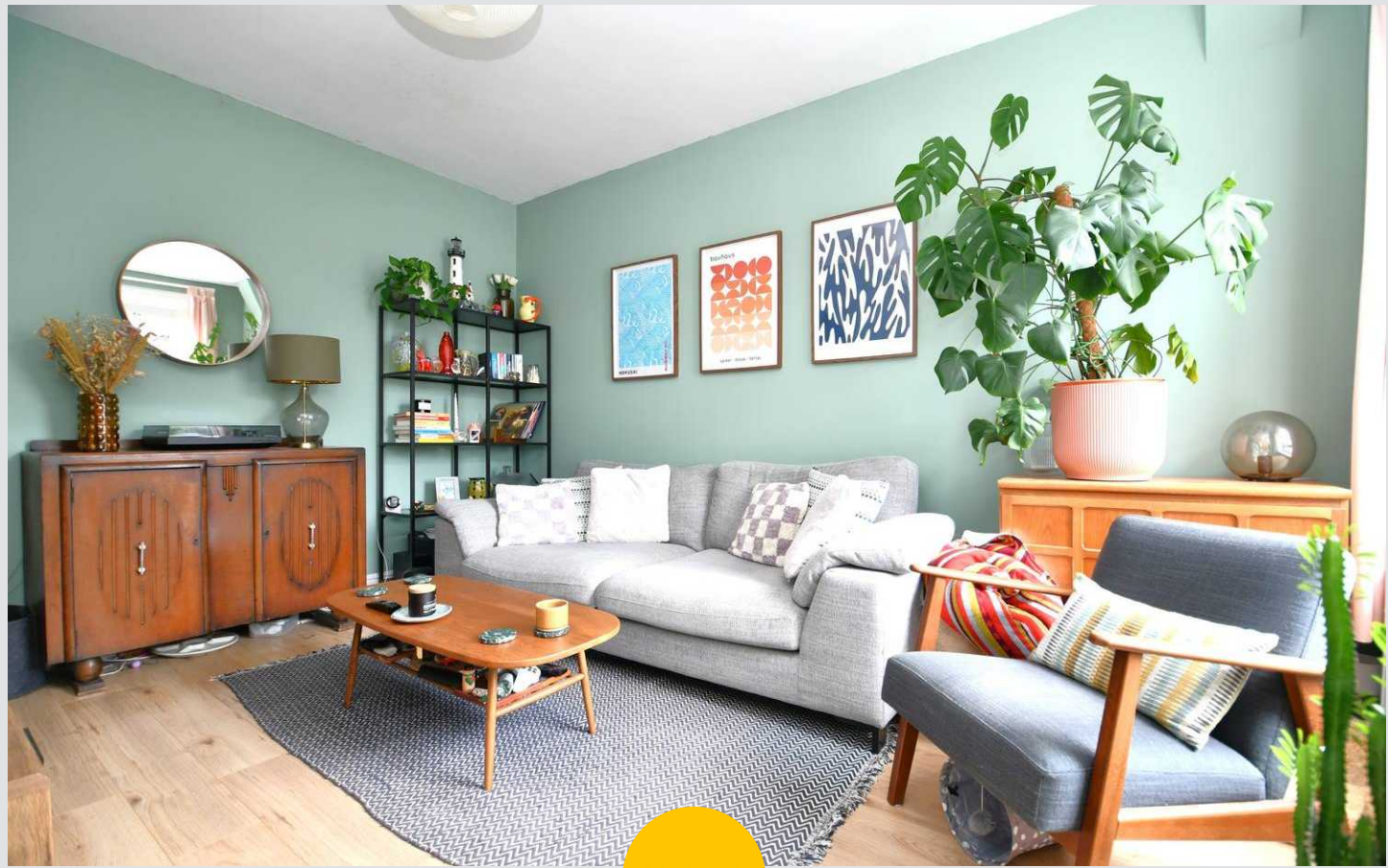
Salford

****Tastefully Decorated Two Bedroom Terraced Property Just a Short Walk from Buile Hill Park, Local Schooling and Within Walking Distance of Salford Royal Hospital****

Council Tax band: A

Tenure: Freehold

- Tastefully Decorated, Two Bedroom Terraced Property
- Within Walking Distance of Salford Royal Hospital and Buile Hill Park
- Close to Weaste Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Stylish Lounge and a Spacious Dining Room
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Two Well-Proportioned Bedrooms
- Well-Presented, Low-Maintenance Courtyard Garden to the Rear
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!



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Entrance Hallway

Featuring ceiling light point, wall - mounted radiator. Fitted with tiled flooring.

Lounge

11' 3" x 9' 9" (3.42m x 2.96m)

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

Dining room

13' 1" x 13' 0" (3.99m x 3.96m)

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

Kitchen

10' 5" x 5' 10" (3.17m x 1.79m)

Featuring ceiling light point, double glazed window, fitted units, integrated hob and oven.

Landing

Featuring ceiling light point. Fitted with wooden flooring.

Bedroom One

13' 0" x 11' 2" (3.95m x 3.40m)

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

Bedroom Two

13' 1" x 7' 2" (3.98m x 2.19m)

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

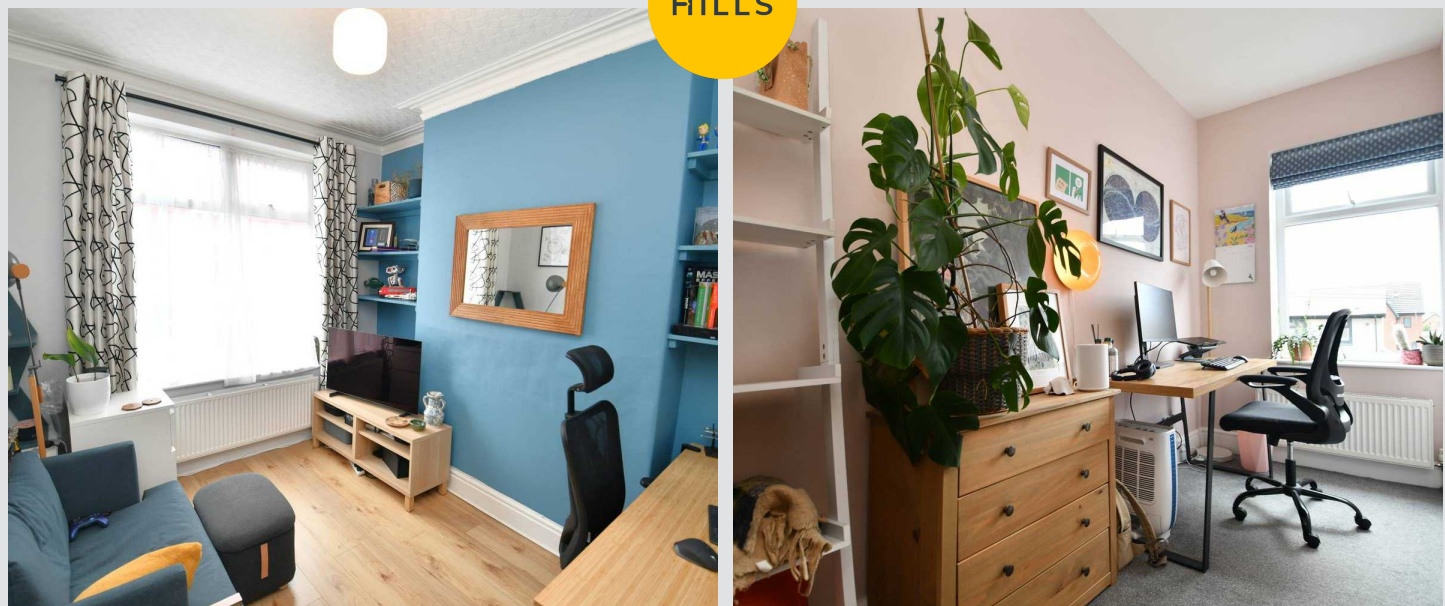
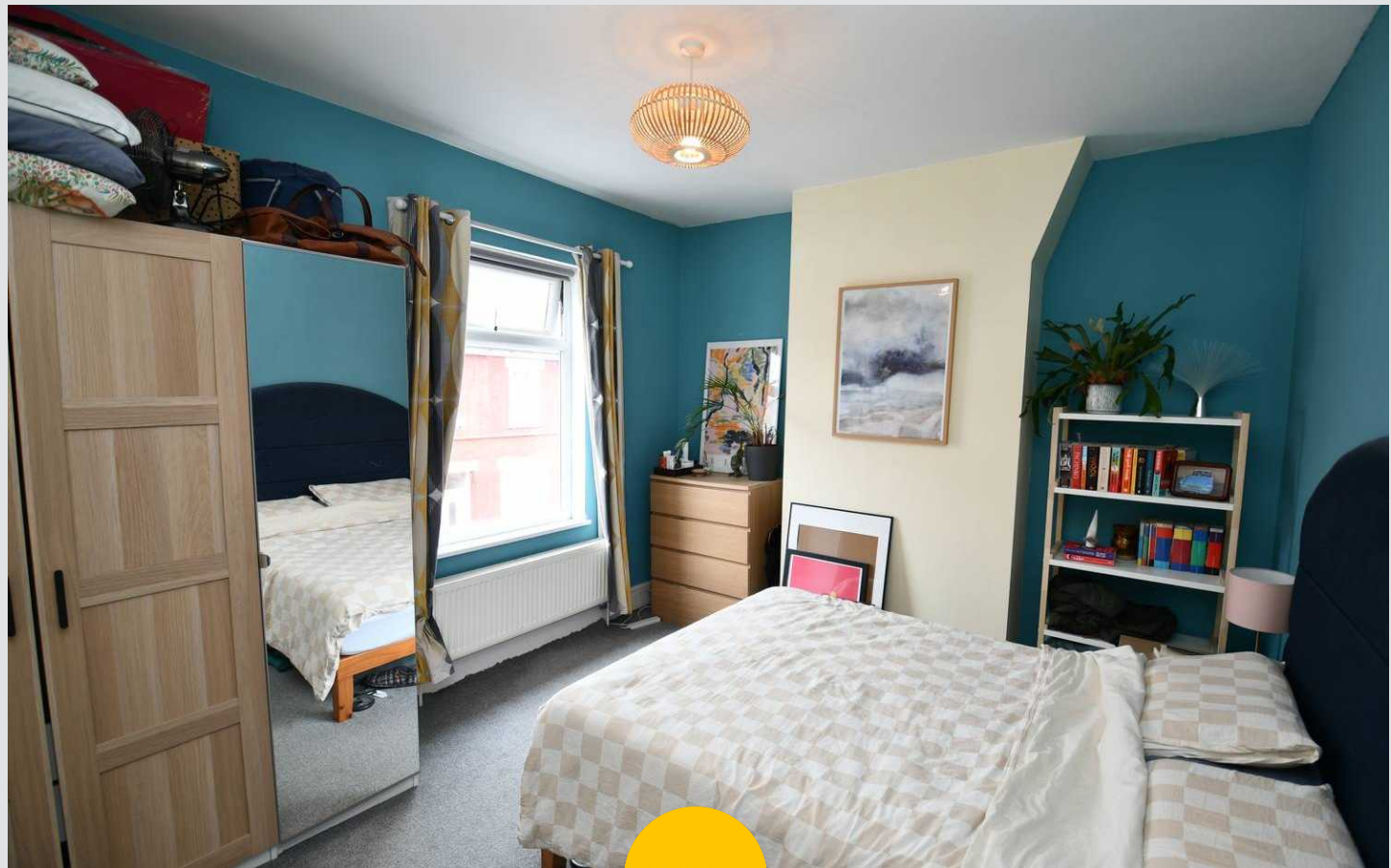
Bathroom

7' 3" x 5' 5" (2.22m x 1.64m)

Featuring spotlights, double glazed windows. Complete with three piece suite including hand wash basin, w/c, bath with a shower overhead. Fitted with tiled flooring.

External

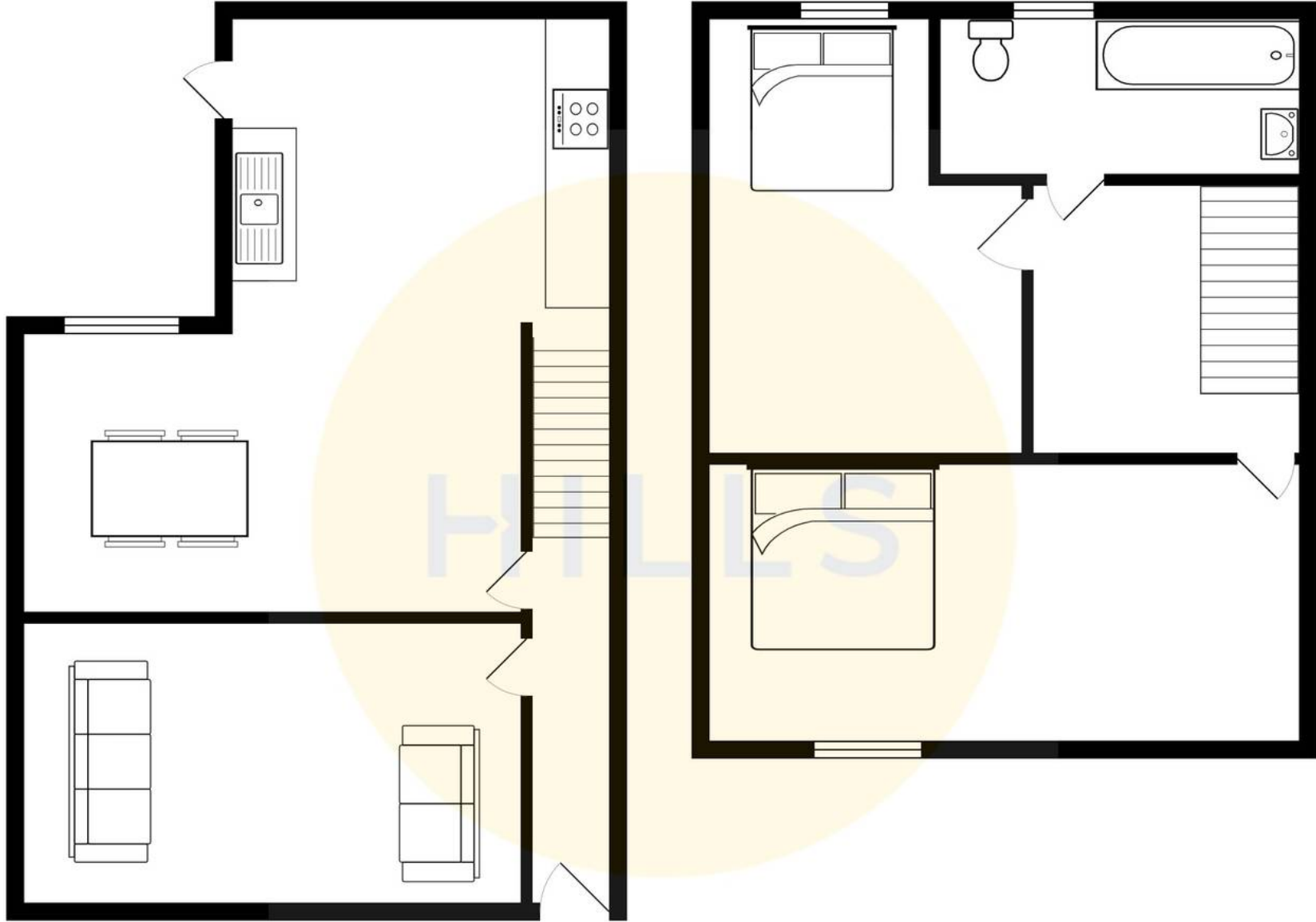
To the rear of the property is a courtyard garden.





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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.