



New Barton Street, Salford

Salford



In Excess of £170,000

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Salford

Council Tax band: A

Tenure: Freehold

- Period Two Bedroom Terraced Property
- Featuring Lovely High Ceilings and Spacious Rooms
- Bay-Fronted Lounge and a Generously-Sized Kitchen Diner
- Added Benefit of a Utility Room
- Two Double Bedrooms
- Modern, Three-Piece Bathroom
- Close to Amenities, Local Schooling and Several Well-Kept Parks
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

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

Lounge

12' 2" x 10' 8" (3.70m x 3.26m)

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

Kitchen/diner

14' 2" x 10' 0" (4.31m x 3.05m)

Featuring two ceiling points, double glazed window, fitted units, wall - mounted radiator. Space for freestanding oven, fridge and freezer. Fitted with vinyl flooring.

Utility

6' 2" x 5' 10" (1.89m x 1.78m)

Featuring ceiling light point, two single glazed window. Space for washer. Fitted with vinyl flooring.

Landing

Fitted with carpet flooring.

Bedroom One

14' 3" x 13' 10" (4.34m x 4.21m)

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

Bedroom Two

11' 8" x 8' 2" (3.55m x 2.49m)

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

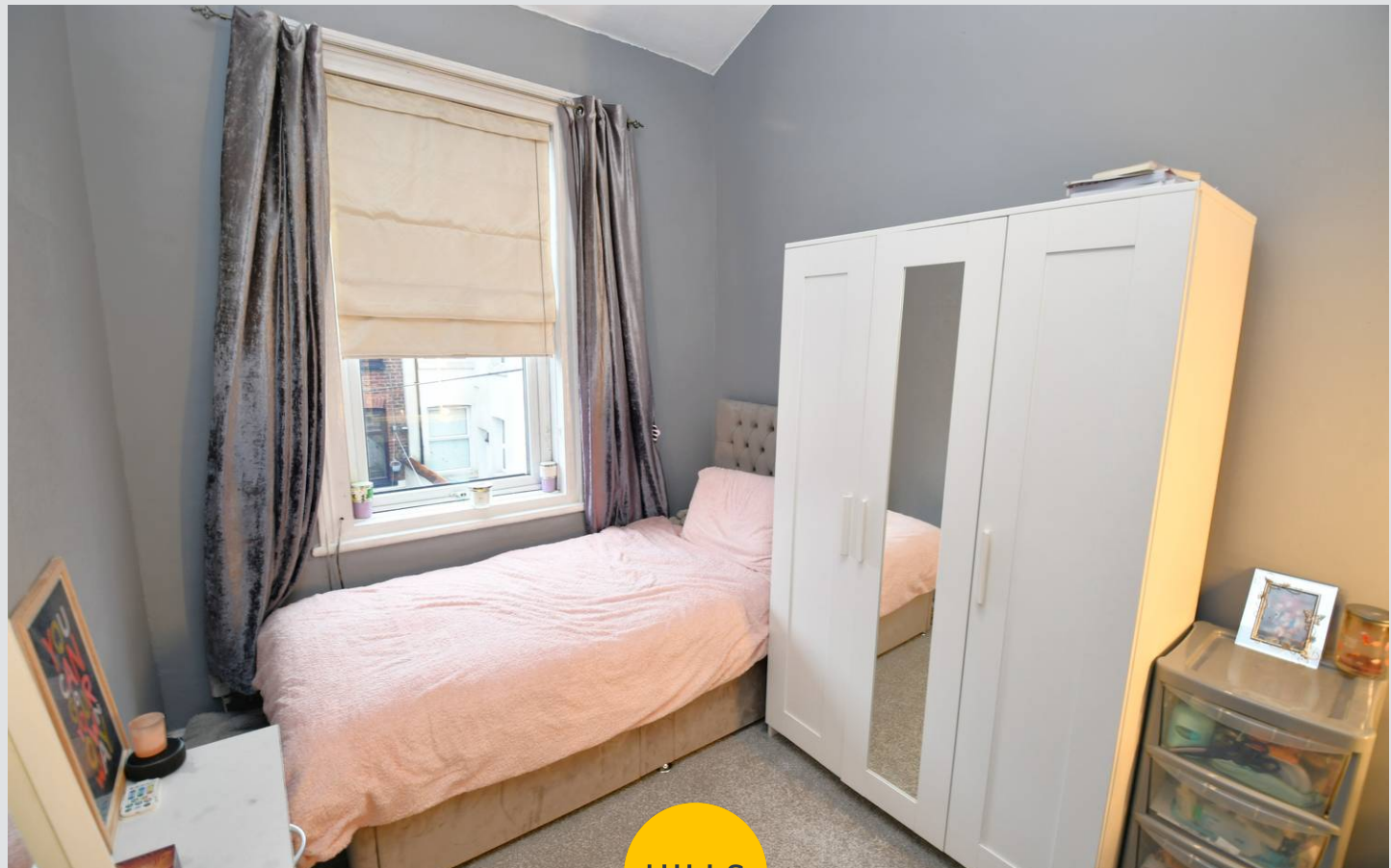
Bathroom

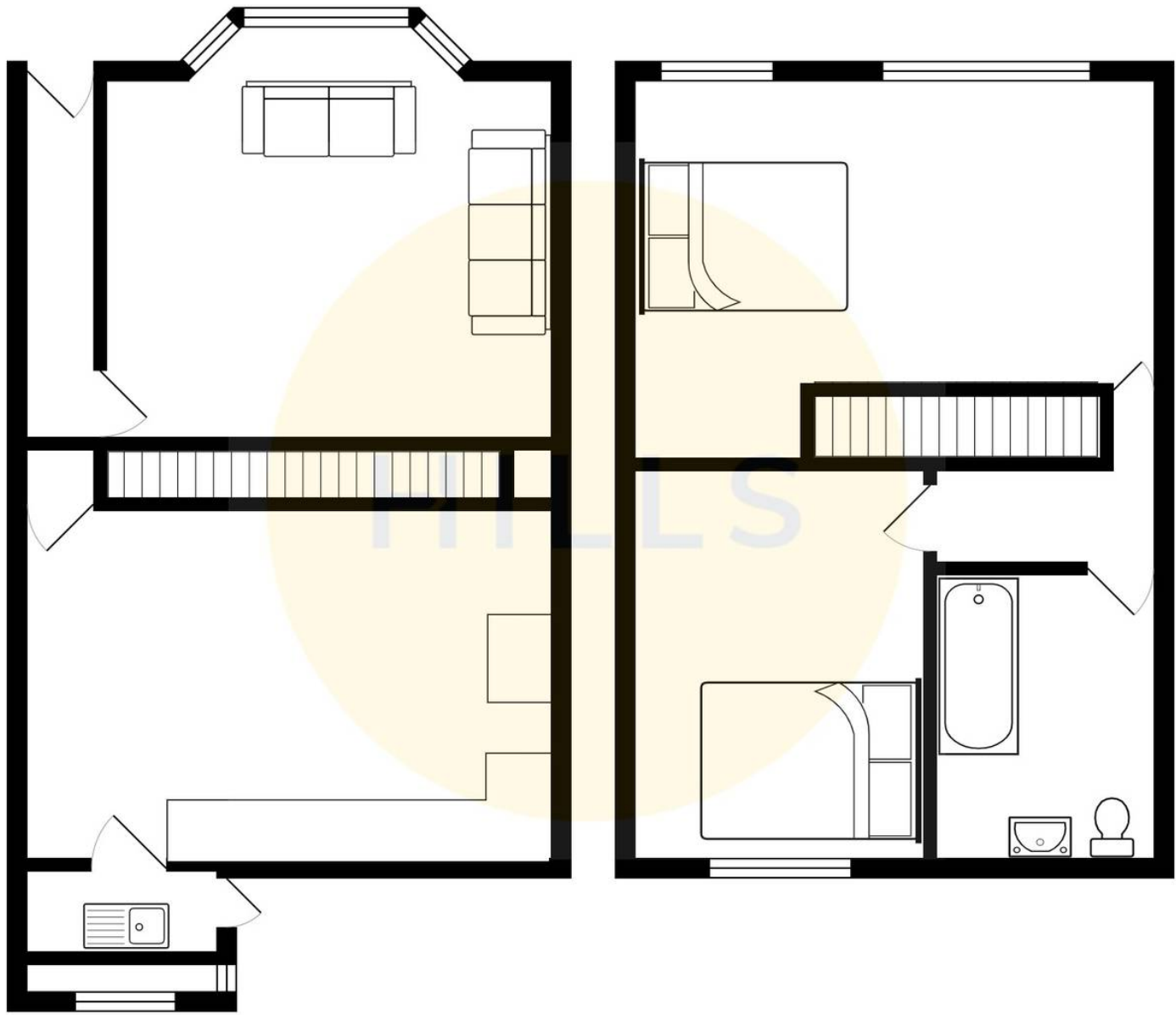
6' 8" x 5' 8" (2.04m x 1.73m)

Featuring three piece suite including hand wash basin, bath with a shower, w/c. Fitted with fully tiled.

External

To the rear of the property is a low - maintenance yard







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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.