

New Barton Street

Salford



£200,000

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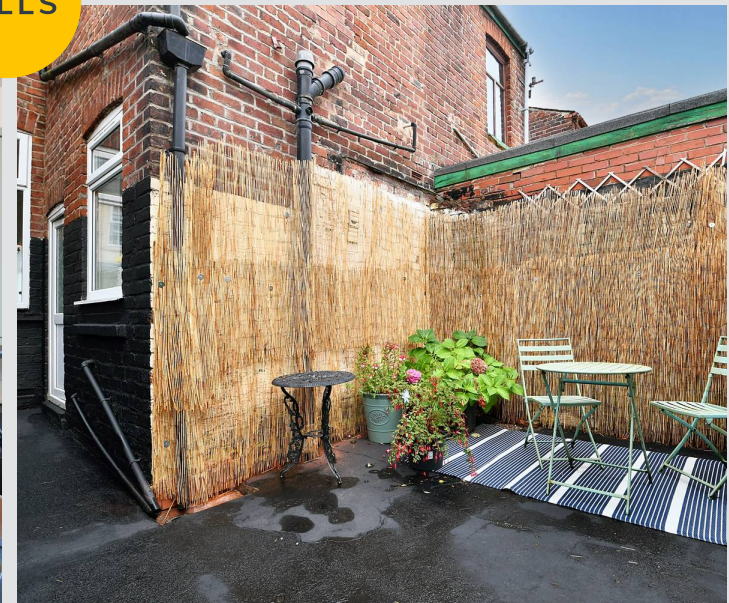
Salford

WOW! This recently renovated, two bedroom terraced property is ready for you to pack your bags and move in! Located in the popular Irlam o' th' Height, with excellent transport links into Manchester City Centre - this property would be a great first time home or investment!

Council Tax band: A

Tenure: Freehold

- Recently Renovated, Two Bedroom Terraced Property
- Bay-Fronted Lounge and a Spacious Dining Room Separated via an Archway
- Stylish Fitted Kitchen
- Modern Three-Piece Bathroom
- Two Double Bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Several Well-Kept Parks, Including Light Oaks Park, Buile Hill Park and Oakwood Park
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre
- Great First Time Home or Investment, Early Viewing is Essential!



### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point and wall mounted radiator.

### Lounge

Dimensions: 10' 5" x 10' 0" (3.17m x 3.05m). A bright lounge featuring a central fireplace surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

Dimensions: 9' 6" x 9' 0" (2.89m x 2.74m). Featuring a range of wall and base units with integral sink, electric oven and gas hob. Space for washing machine and fridge/freezer. Complete with a ceiling light point, double glazed window, tiled splashback and laminate flooring. Fitted with uPVC door.

### Dining Room

Dimensions: 12' 0" x 11' 0" (3.65m x 3.35m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

Dimensions: 14' 6" x 10' 0" (4.42m x 3.05m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

Dimensions: 12' 6" x 9' 0" (3.81m x 2.74m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

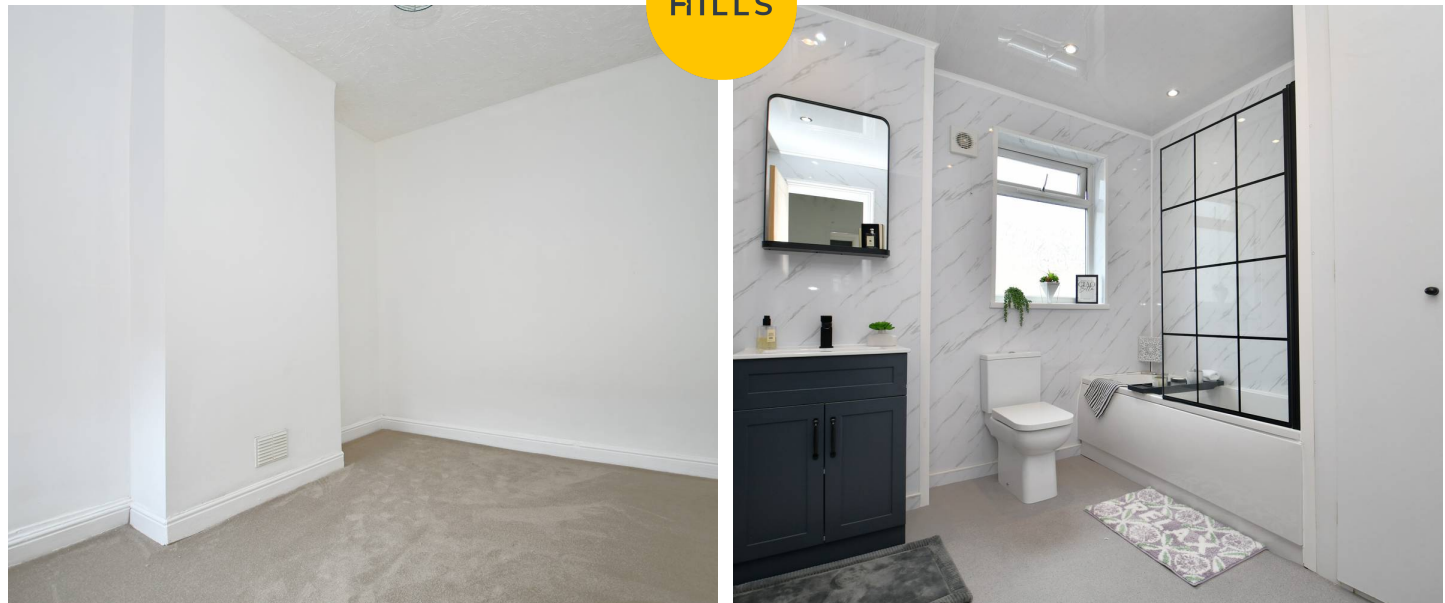


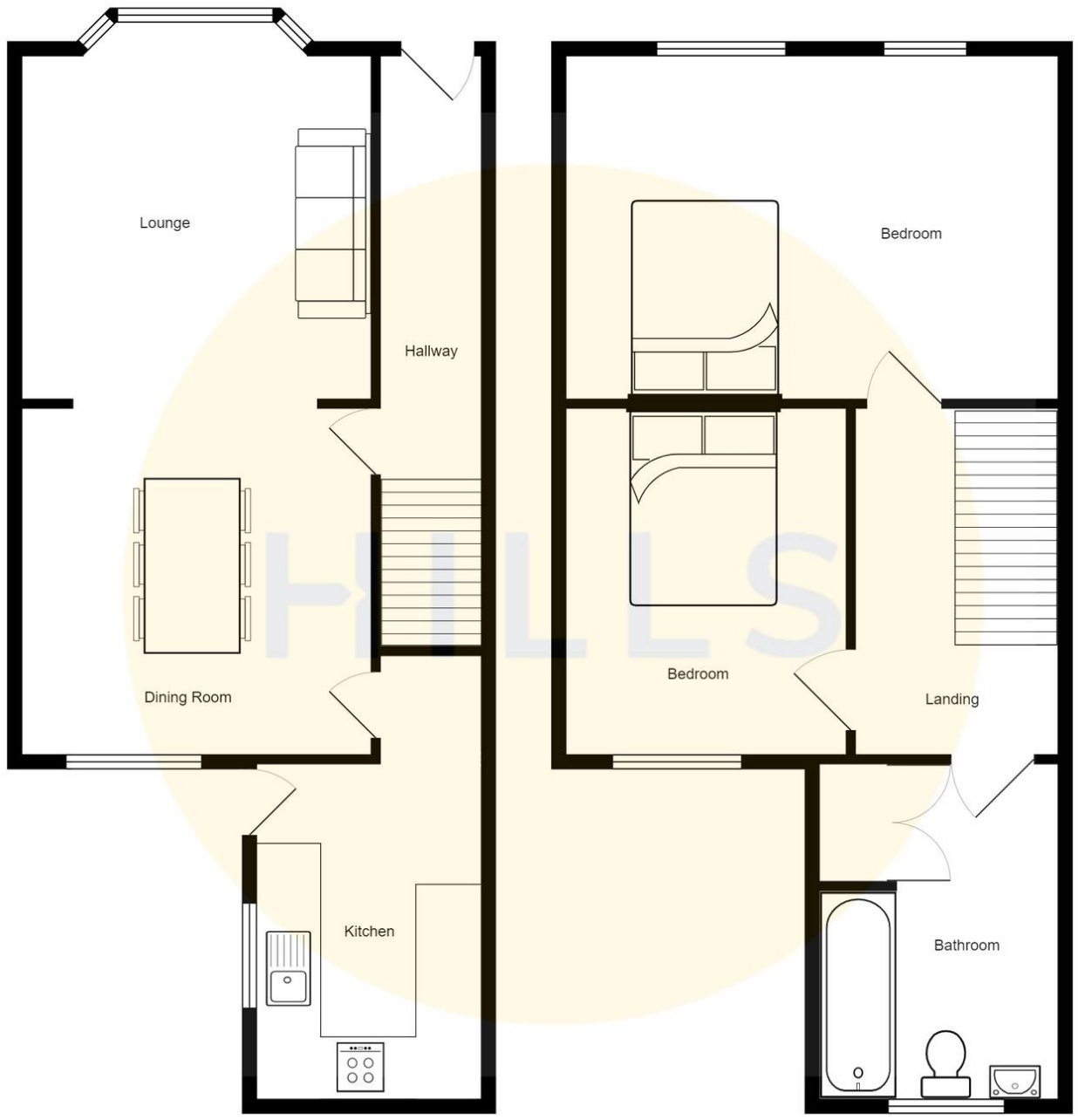
**Bathroom**

Dimensions: 9' 0" x 9' 0" (2.74m x 2.74m). Featuring a modern three-piece suite including a bath, vanity unit with hand wash basin and W.C. Complete with ceiling spotlights and marble effect walls.

**Externally**

To the rear of the property is a low maintenance courtyard garden with paving and gated access.







## 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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