



Amersham Street

Salford



£325,000

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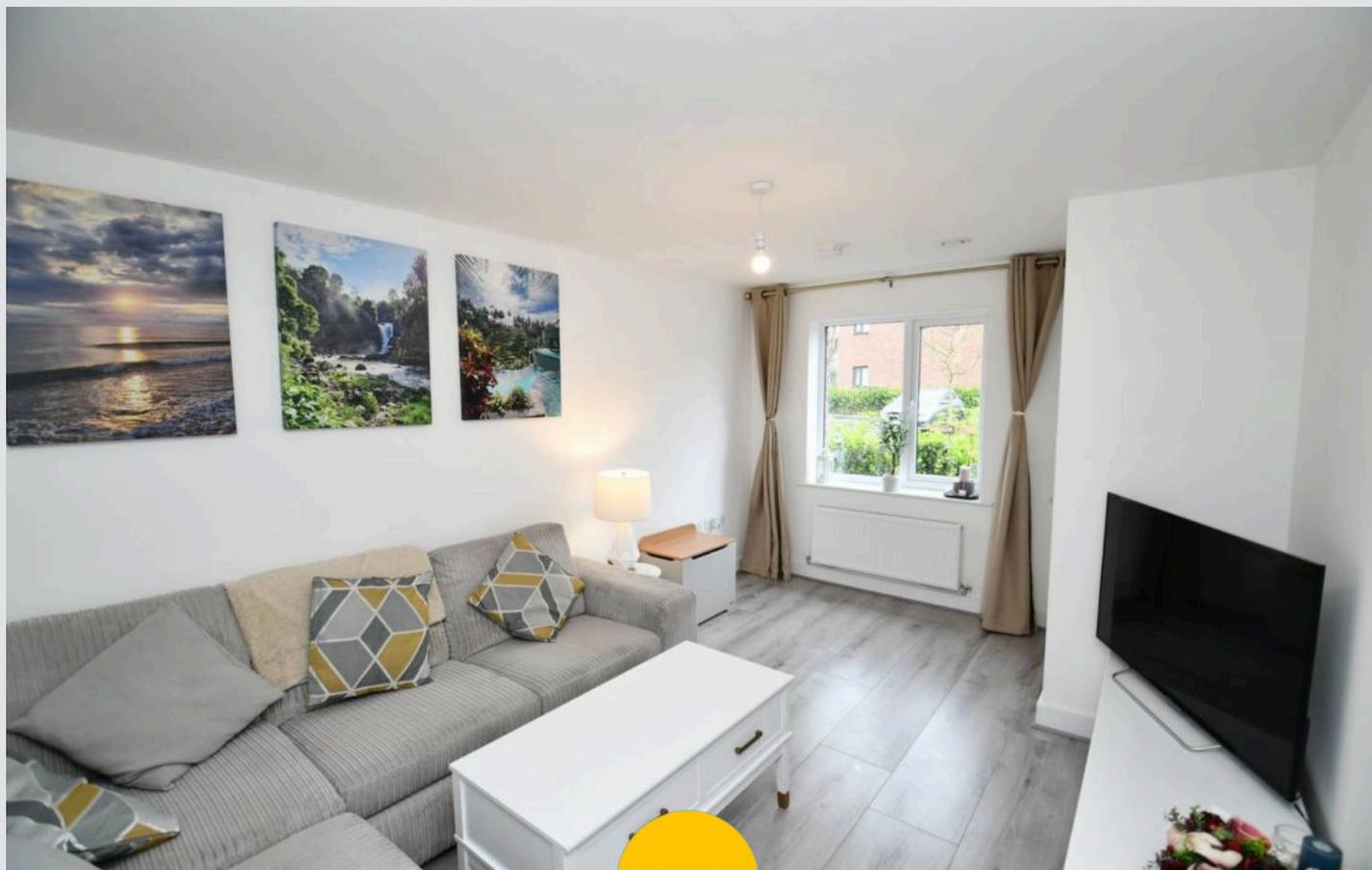
Salford

Only Three Years Old - Located on the Fantastic Spinners Quarter Development is this Modern Three Bedroom Townhouse! Within Walking Distance of Salford Quays & Media City!

Council Tax band: B

Tenure: Freehold

- Modern Three Bedroom Townhouse, Only Three Years Old
- Family Lounge and a Contemporary Kitchen Diner with Patio Doors to the Rear
- Modern Three-Piece Bathroom and a Downstairs w/c
- Three Well-Proportioned Bedrooms
- Large Main Bedroom, with a Modern, Three-Piece Ensuite Shower Room
- Private Parking Space to the Front
- Landscaped Garden to the Rear with Artificial Grass, Sleeper Bedding for Plants and Paving
- Within Walking Distance of Salford Quays & Media City
- Close to Langworthy Tram Stop, with Direct Access into Manchester City Centre
- Boasts Several Upgrades



HILLS



Vestibule

Complete with a ceiling light point and double glazed window.

Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

15' 5" x 10' 6" (4.69m x 3.20m)

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

Kitchen / Diner

13' 11" x 10' 6" (4.25m x 3.21m)

Featuring modern fitted units with integral hob, oven, washing machine, microwave, dishwasher and fridge freezer. Complete with ceiling spotlights, double glazed patio doors and wall mounted radiator. Fitted with tiled flooring.

Downstairs W.C.

6' 1" x 3' 1" (1.85m x 0.93m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom Two

13' 11" x 9' 7" (4.24m x 2.92m)

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

Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, part tiled walls and tiled flooring.

**HILLS**

Bedroom Three

9' 8" x 6' 11" (2.94m x 2.12m)

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

Bedroom One

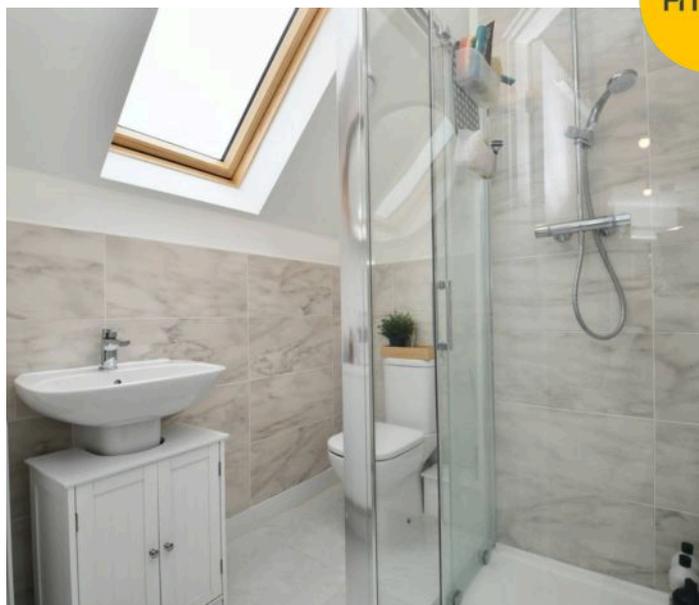
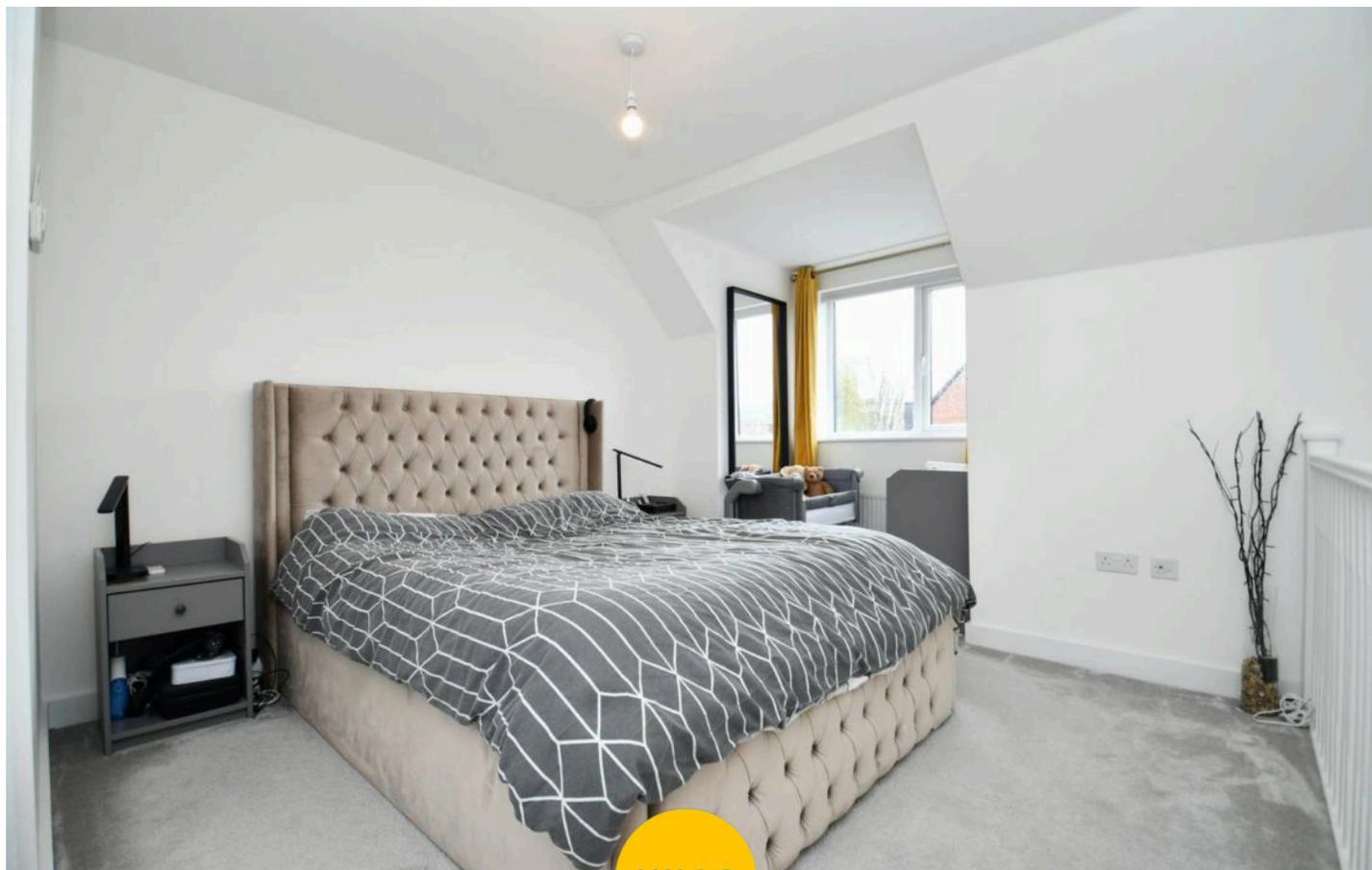
16' 2" x 13' 11" (4.93m x 4.25m)

Complete with a two ceiling light points, double glazed Velux window and two wall mounted radiators. Fitted with carpet flooring.

En suite

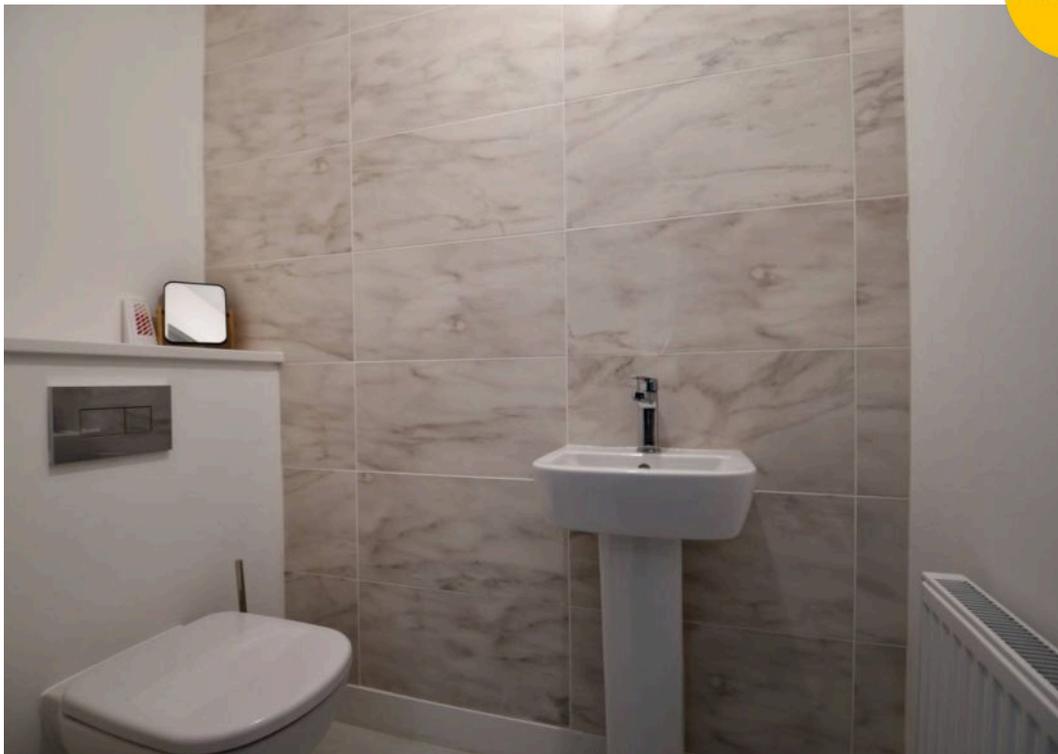
6' 6" x 5' 9" (1.99m x 1.75m)

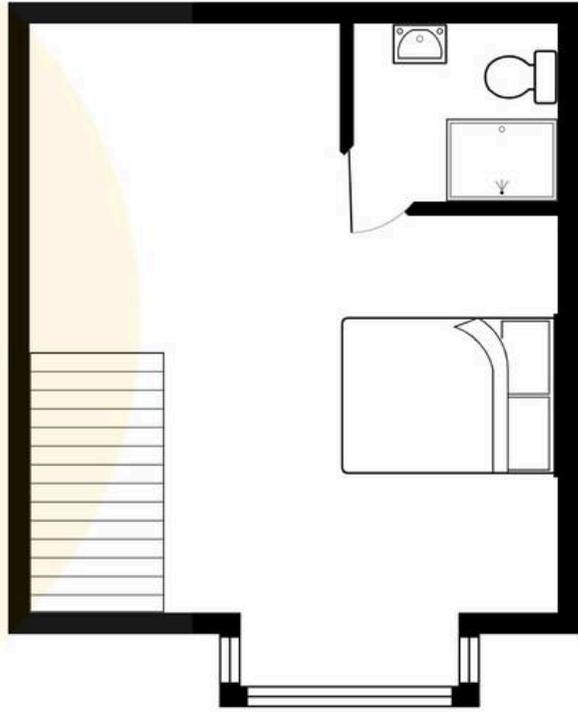
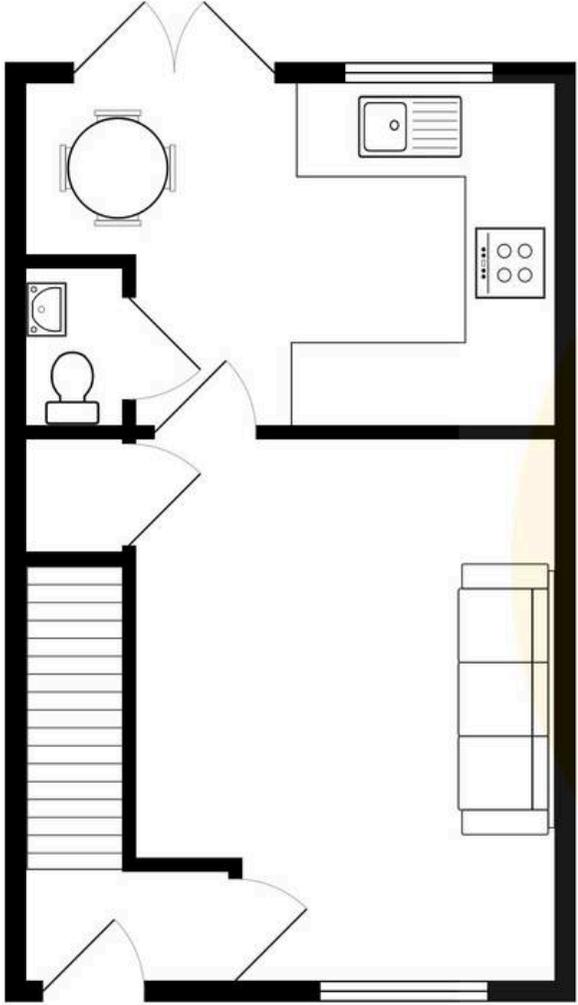
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, Velux window, part tiled walls and tiled flooring.





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