

Liverpool Street

Salford



In Excess of £220,000

# Liverpool Street

Salford

**\*\*Within Walking Distance of Media City and Salford Quays\*\*** A Spacious, Three Bedroom, Bay-Fronted Terraced Property Featuring a Modern Fitted Kitchen, Two Reception Rooms and Three Generous Bedrooms!

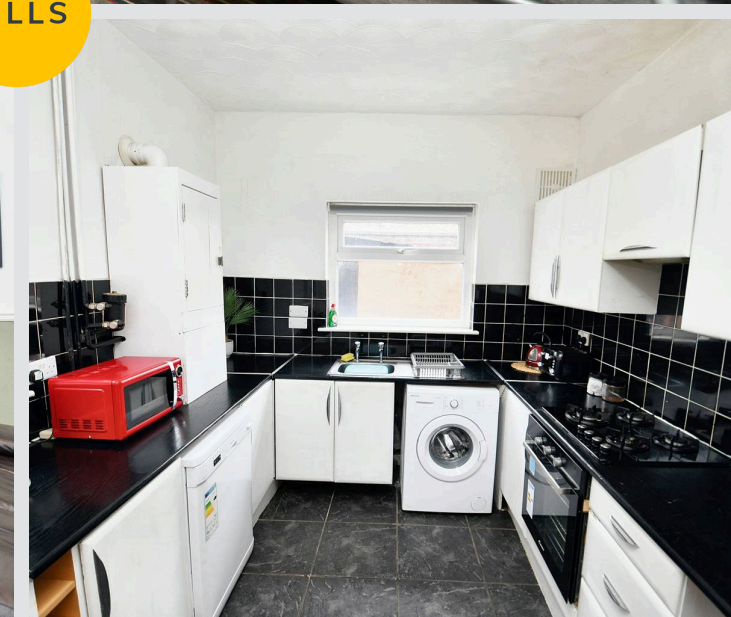
Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom, Bay-Fronted Terraced Property
- Within Walking Distance of Media City and Salford Quays, which Provides a Fine Array of Bars, Shops and Restaurants
- Bay-Fronted Lounge Currently in Use as a Bedroom
- Spacious Dining Room
- Modern Fitted Kitchen
- Three Generously-Sized Bedrooms
- Modern Three-Piece Family Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Ideal First Time Home or Investment
- Just a Short Walk from Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre



HILLS



### Entrance Hallway

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

### Reception Room One

11' 10" x 11' 0" (3.61m x 3.36m)

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

### Reception Room Two

12' 1" x 12' 0" (3.69m x 3.65m)

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

### Kitchen

13' 6" x 9' 0" (4.11m x 2.74m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

14' 10" x 11' 11" (4.52m x 3.64m)

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

### Bedroom Two

12' 2" x 9' 11" (3.70m x 3.03m)

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

### Bedroom Three

9' 1" x 6' 4" (2.76m x 1.93m)

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



HILLS



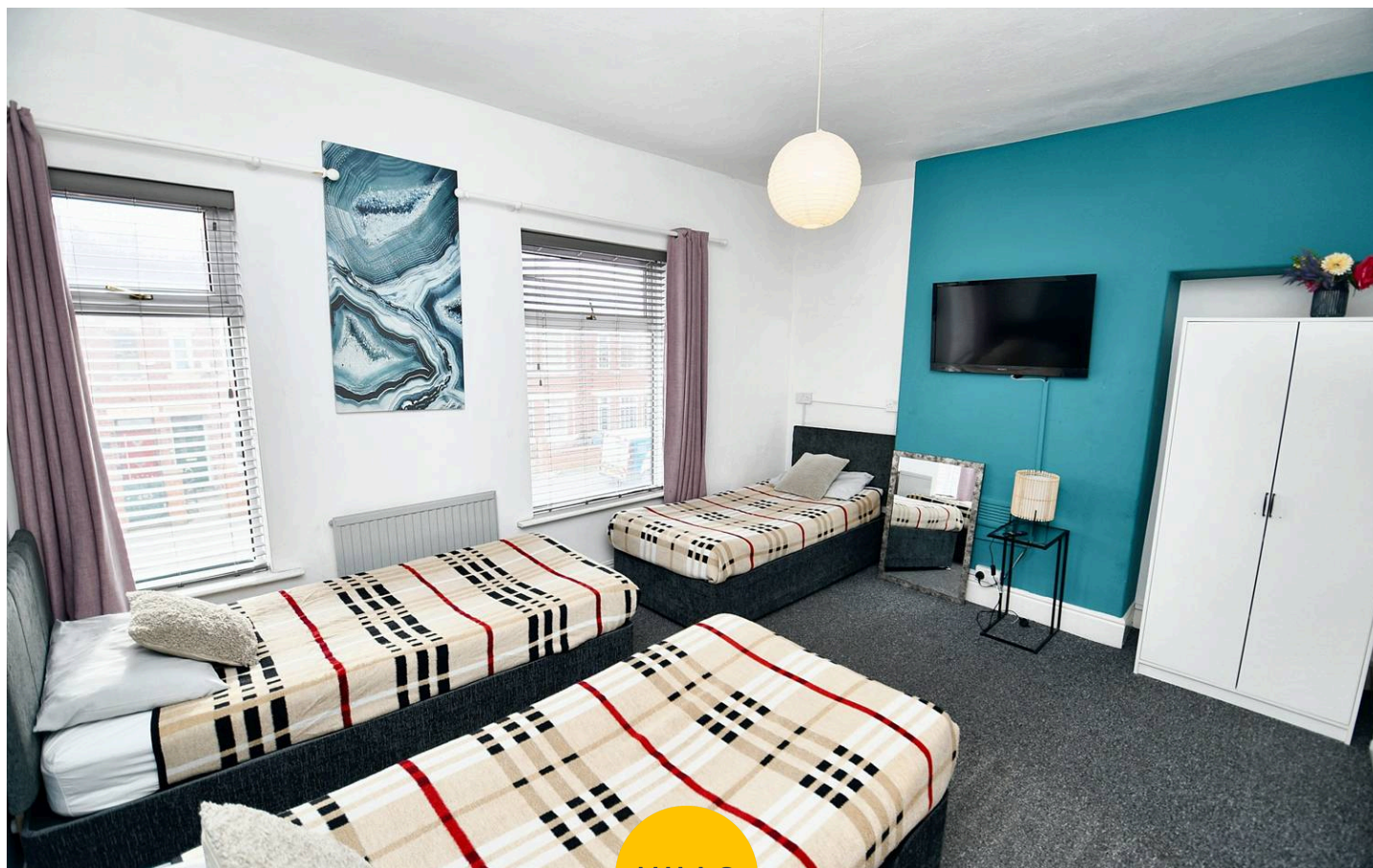
**Bathroom**

6' 9" x 5' 9" (2.06m x 1.74m)

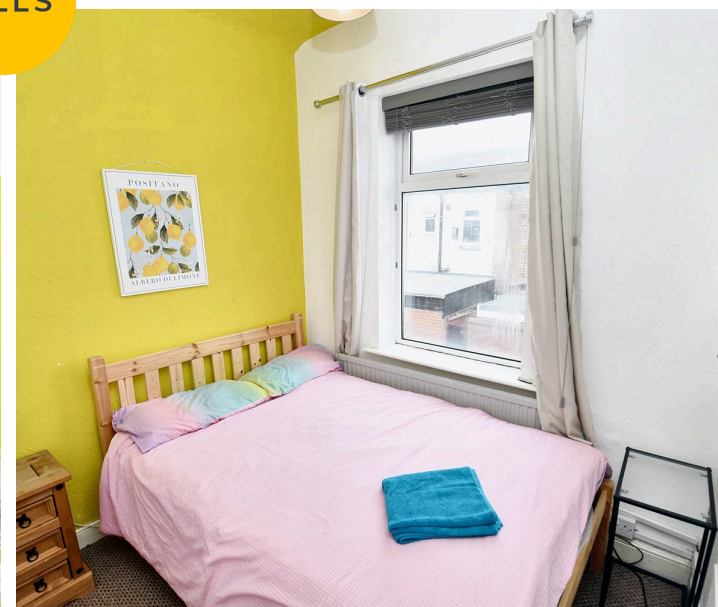
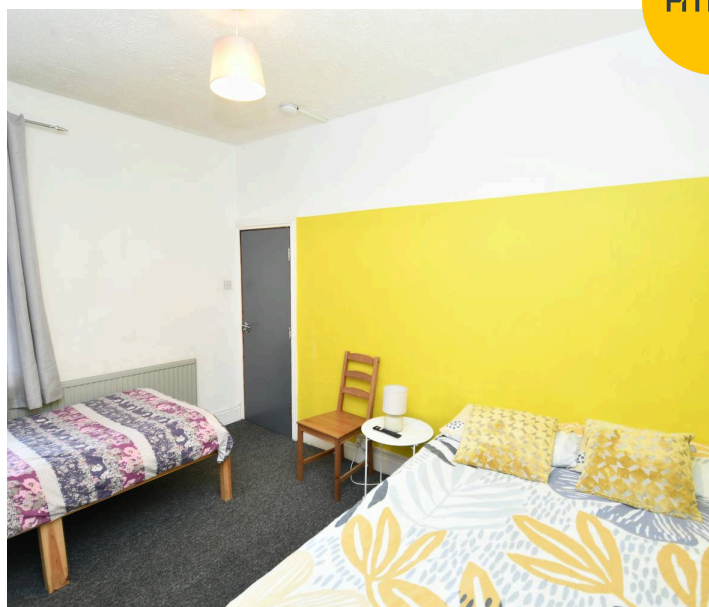
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

**External**

To the front and rear of the property are low maintenance courtyard gardens.



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## 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/)



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.