

St. Ambrose Lane

Salford



In Excess of £240,000

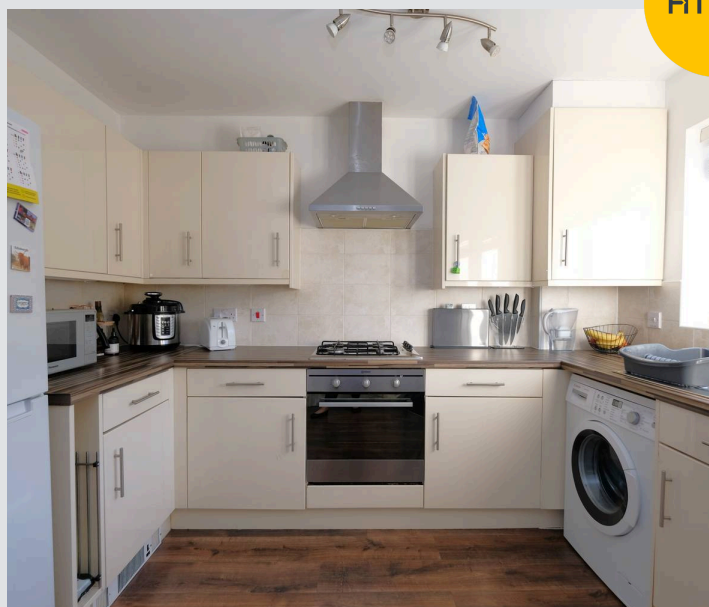
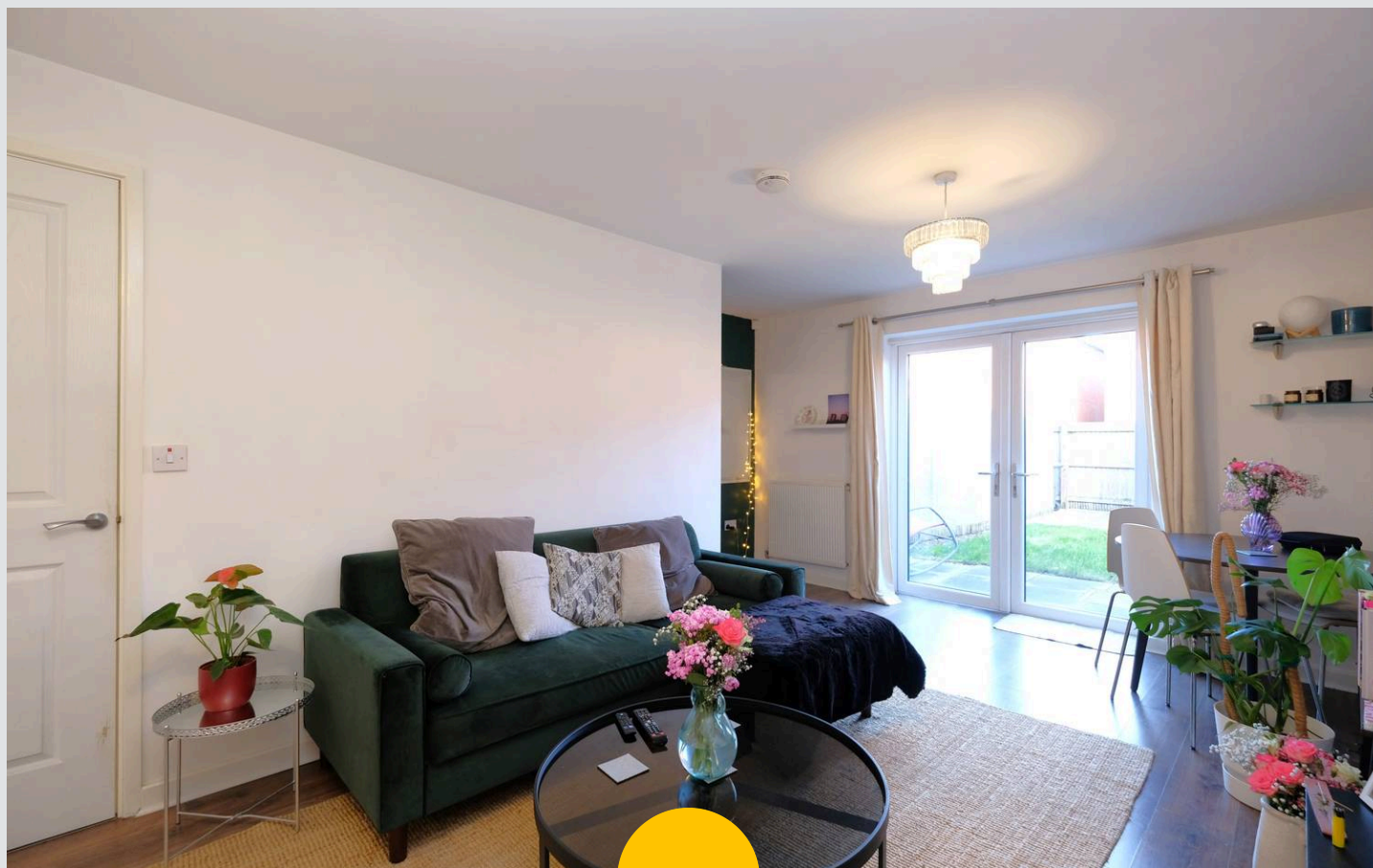
St. Ambrose Lane

Salford

Modern Two Bedroom Property Within Walking Distance of Salford Quays & Media City! Tastefully Decorated Throughout, and Benefitting from Off-Road Parking to the Front
Council Tax band: A

Tenure: Leasehold

- Modern Two Bedroom Terraced Property
- Tastefully Decorated Throughout
- Situated in a Popular Residential Development
- Located Within Walking Distance of Salford Quays & Media City, which are Host to a Fine Array of Bars, Shops and Restaurants
- Modern Fitted Kitchen
- Spacious Lounge Diner with Patio Doors to the Rear
- Two Double Bedrooms
- Modern Three-Piece Bathroom and a Downstairs W/C
- Ideal First Time Home or Investment
- Early Viewing is Essential!



Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point and storage cupboard.

Lounge

17' 3" x 13' 5" (5.26m x 4.09m)

Complete with two ceiling light points, French doors and two wall mounted radiators. Fitted with laminate flooring.

Kitchen

10' 2" x 9' 9" (3.10m x 2.97m)

Featuring complementary wall and base units with integral stainless steel sink, gas hob, electric oven and stainless steel extractor. Space for a fridge freezer and washing machine. Complete with a ceiling light point, double glazed window and laminate flooring.

Downstairs W.C.

6' 8" x 3' 2" (2.03m x 0.97m)

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

Landing

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

Bedroom One

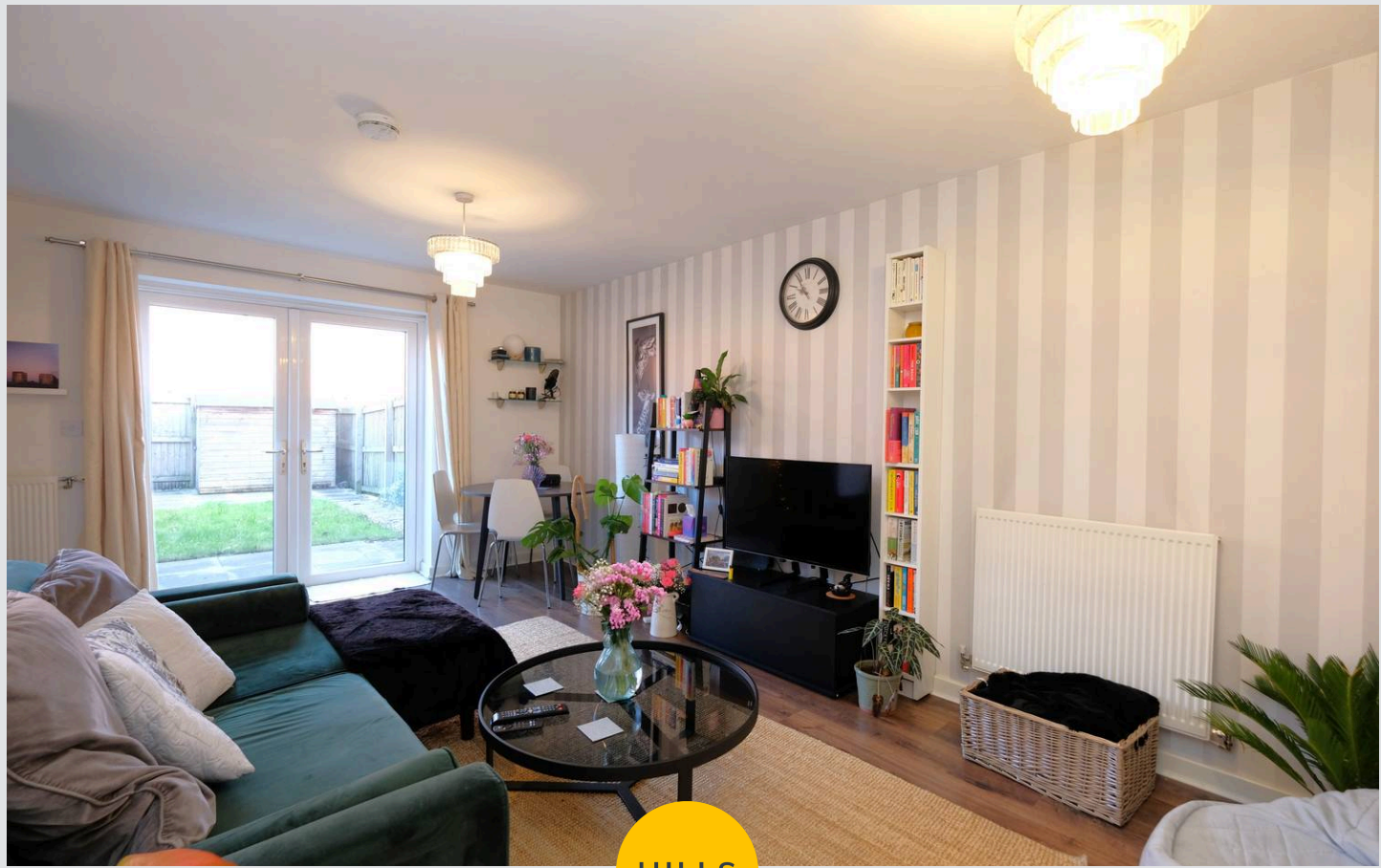
13' 5" x 10' 5" (4.09m x 3.18m)

Featuring fitted wardrobes. Complete with a ceiling light point, floor to ceiling double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

13' 5" x 9' 9" (4.09m x 2.97m)

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



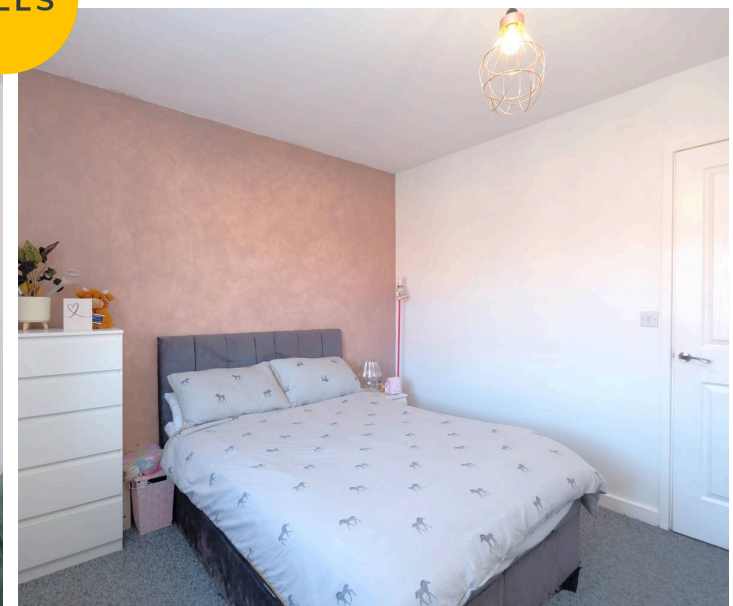
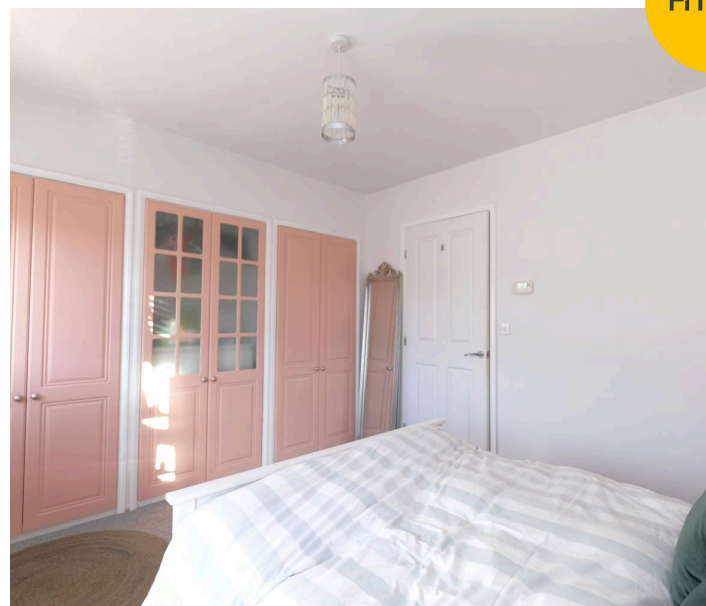
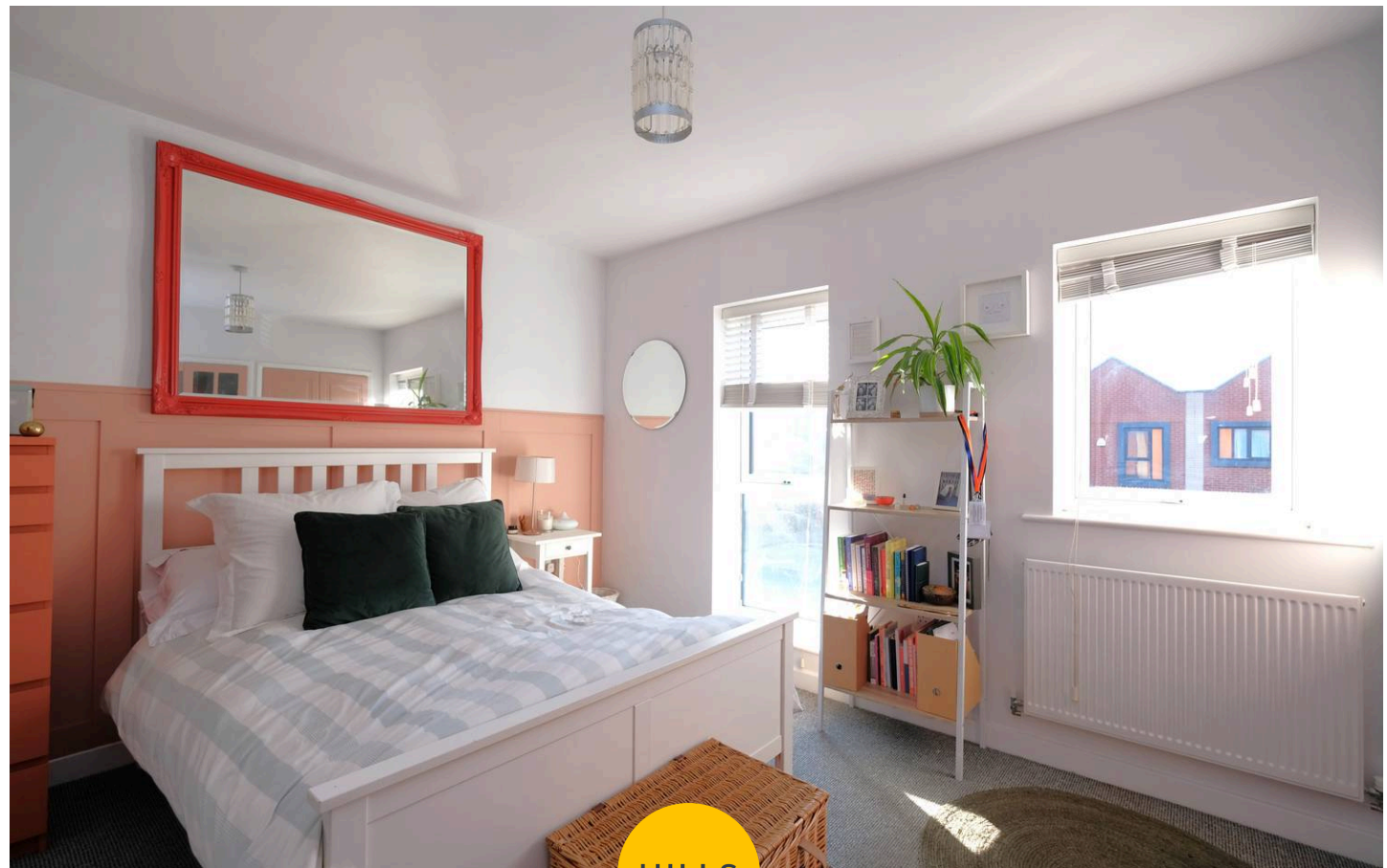
Bathroom

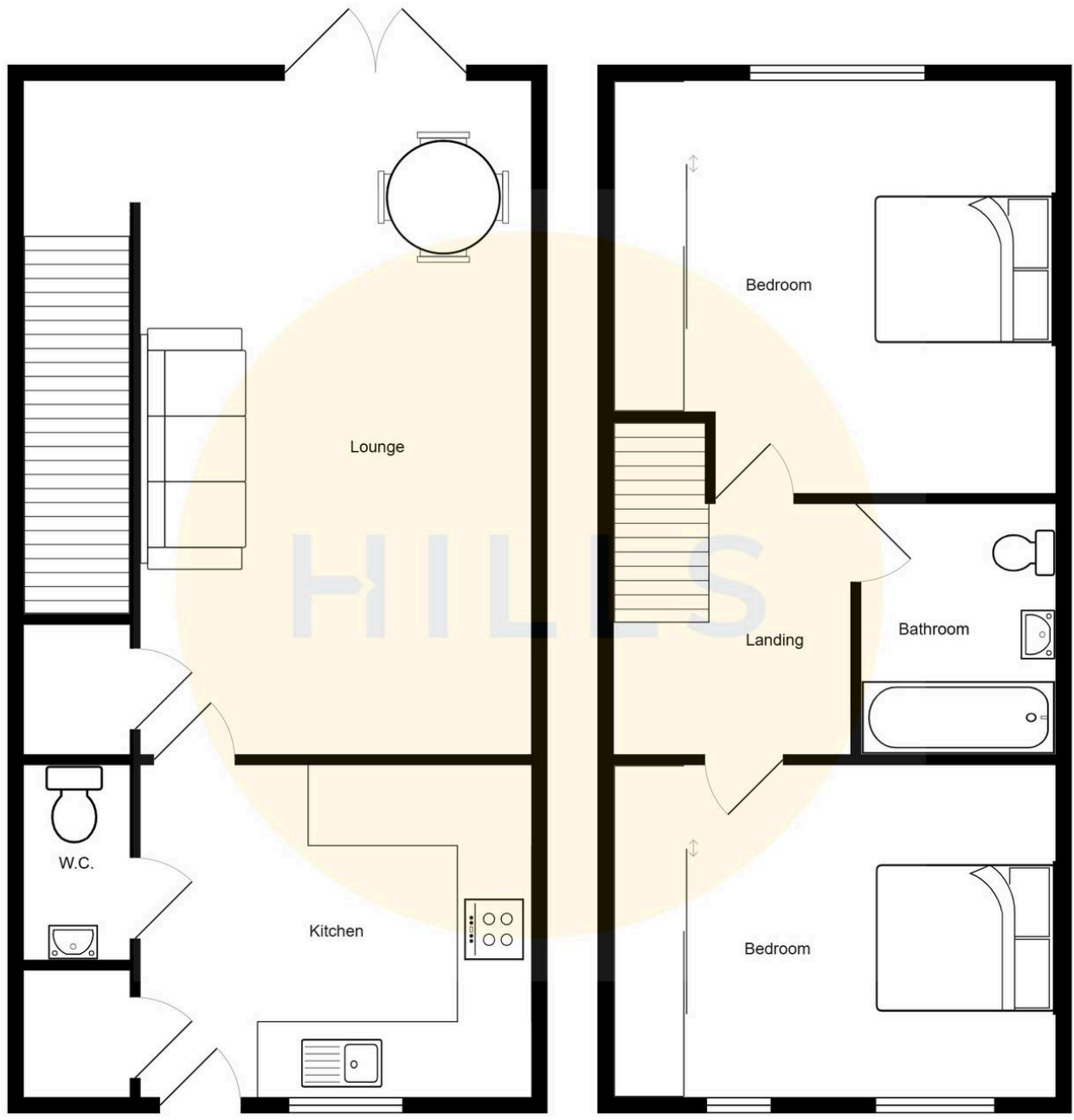
6' 9" x 6' 4" (2.06m x 1.93m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail lino flooring.

External

To the front of the property is a gated garden and one allocated parking space to the left of the far one. To the rear of the property is a garden with paved seating area, central lawn with planted borders and stepping stones to the patio with wooden shed.







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