



RESIDE
—
MANCHESTER



30 Laburnum Street
Chimney Pot Park, Salford, M6 5LZ

Asking Price £235,000



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This spacious three bedroom house is situated in the popular Chimney Pot Park development by Urban Splash.

The accommodation comprises a spacious hallway with storage, two double bedrooms and one bathroom. Stairs lead to first floor with a large open plan living area with sliding door onto the outdoor terrace area and a third bedroom. Further stairs lead to the kitchen area. The apartment comes with an allocated undercroft parking space. Suitable for both owner occupiers and investors with the property having no onward chain.

Viewing is highly recommended. To arrange a viewing please call our sales team on 0161 837 2840.

The Tour

Entered through a spacious hallway, with a utility cupboard and two double bedrooms and one bathroom. You are greeted by stairs leading up to the upper floor, and a large open plan living area leading onto a large private terrace and a further bedroom through sliding doors. Further stairs lead to the kitchen which offers the perfect space for cooking and entertaining guests along with an ample amount of storage.

The Area

Chimney Pot Park is an award winning development situated close to Salford Quays and Media City, whilst also being close to transport links taking you into the City Centre. The development was renovated in 2007 to offer unique spacious living space.

The apartment enjoys an allocated undercroft parking space.

Lease Information

Length of Lease - Leasehold 999 years from





2007

Ground Rent £250 Per Annum

Service Charge £907.64 Per Annum
(includes car park service charge)

- Three Double Bedrooms
- One Bathroom
- Upside Down Accommodation
- Located In Chimney Pot Park
- No Chain
- EPC Rating C
- Undercroft Parking Included
- Large Outdoor Terrace

Floor Plan



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

