



1 Laburnum Street
Salford, M6 5LZ

Asking Price £210,000



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

The ground floor 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 an additional living space/bedroom. Further stairs lead to the kitchen area. The house comes with an allocated on-street parking space. Suitable for both owner occupiers and investors with the property having no onward chain.

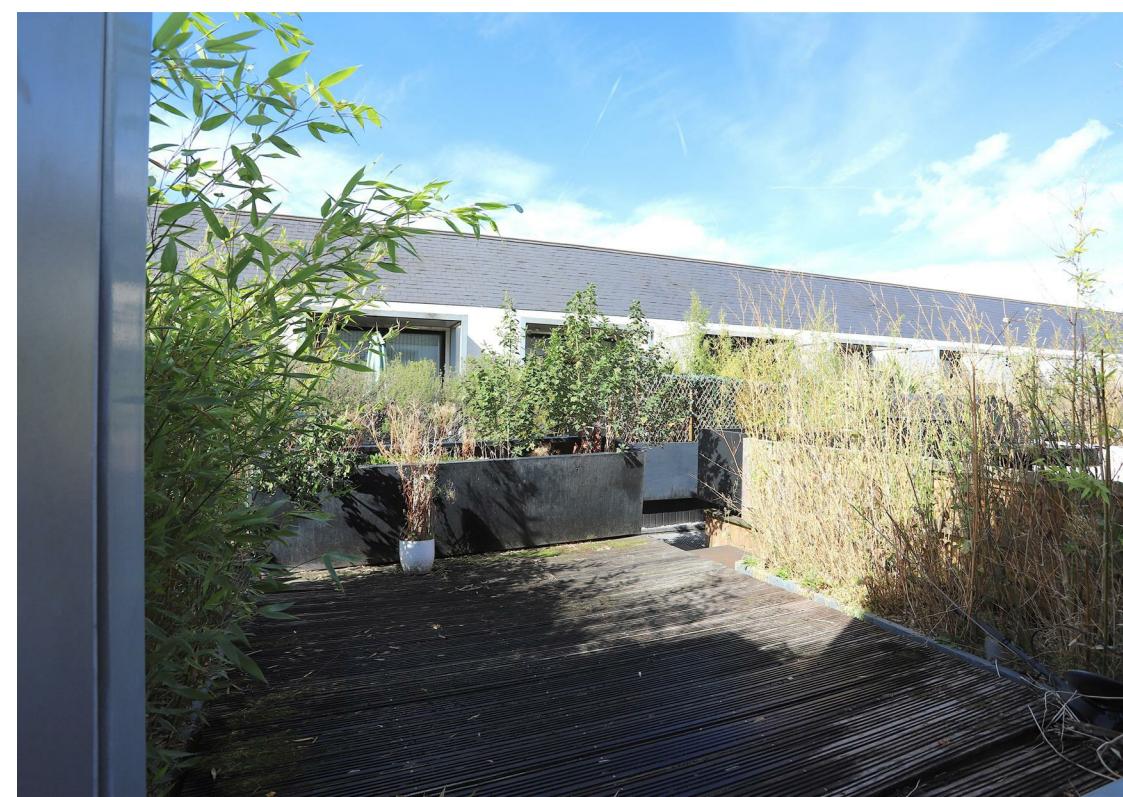
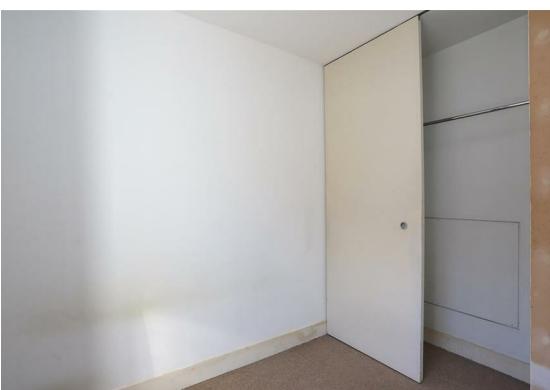
Viewing is highly recommended. To arrange a viewing please call our sales team on 0161 837 2840.

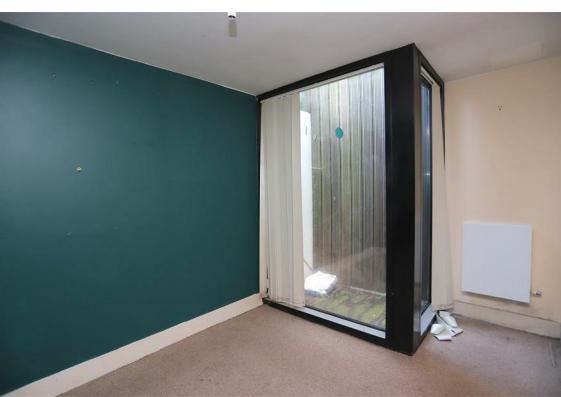
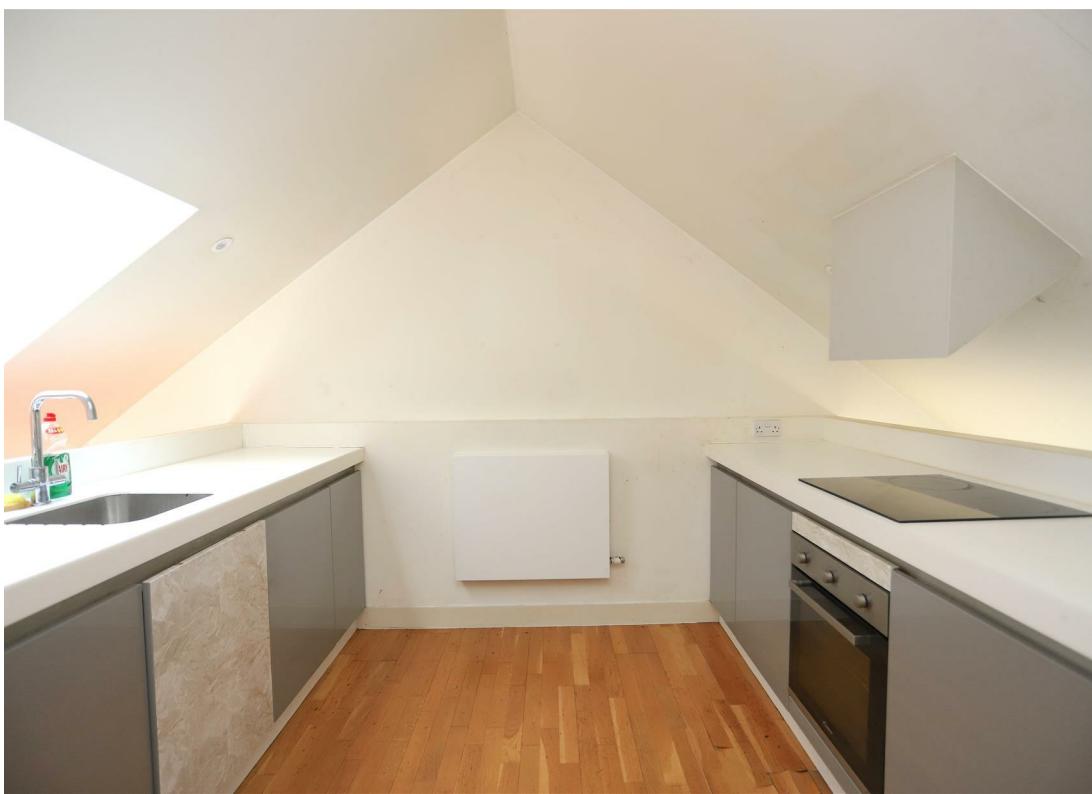
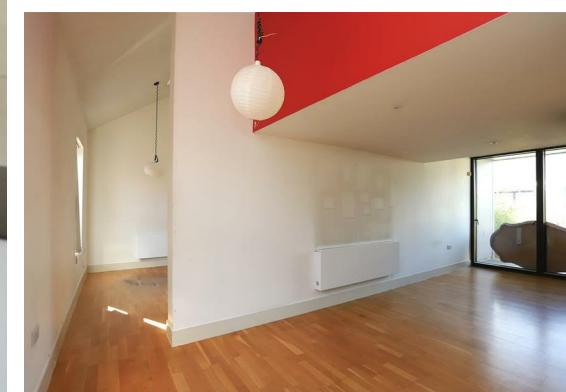
The Tour

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/living space.

Further stairs lead to the kitchen which offers the perfect space for cooking and entertaining guests along with an ample amount of storage.





Chimney Pot Park

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 completed in 2007 to offer unique spacious living space.

The house enjoys an allocated street parking space.

Lease Information

Length of Lease - Leasehold 999 years from 2007

Ground Rent £231.27 Per Annum

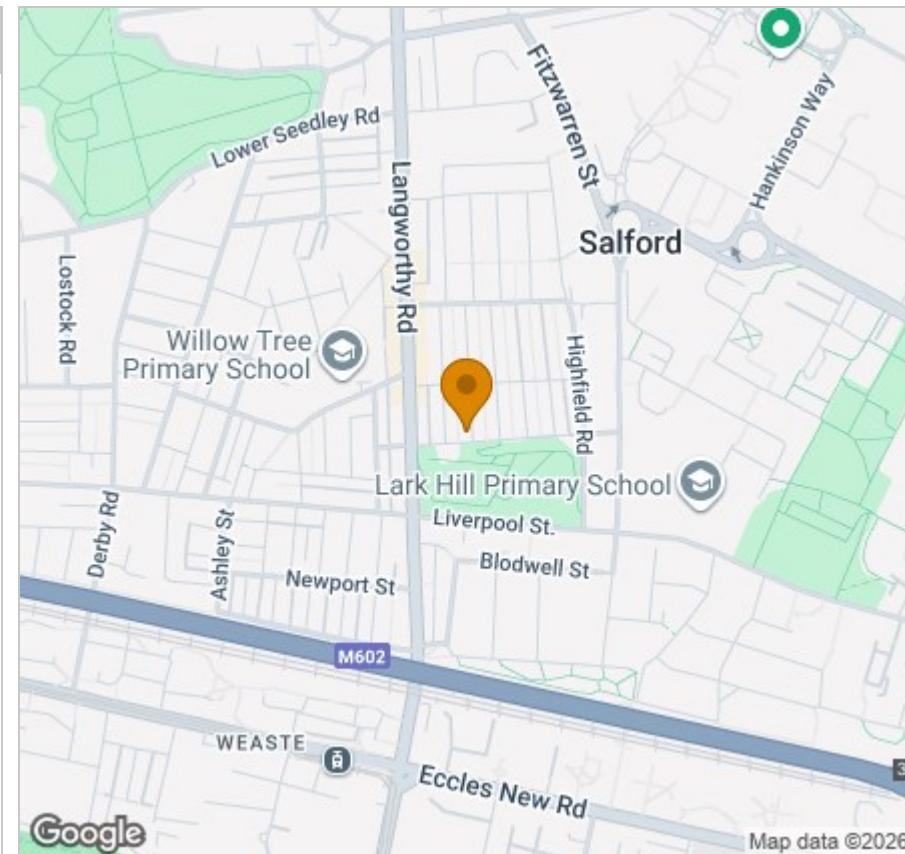
Service Charge £760.40 Per Annum
(includes car park service charge)

- Two Double Bedrooms
- Additional Living/Third Bedroom
- One Bathroom
- Upside Down Accommodation
- Located In Chimney Pot Park
- EPC Rating C
- Allocated On Street Parking
- Large Outdoor Terrace

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com