



- Semi Detached Property
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Downstairs WC
- Two Bathrooms
- Garden & Parking
- Sold As A 55% Share

45 Egmont Street
Salford, M6 7FJ

£129,250

A well presented three bedroom semi detached property, located on this popular modern development. Sold as a 55% share the accommodation comprises of an entrance hall, downstairs WC, open plan lounge, dining area and kitchen. To the first floor there are three good sized bedrooms, en-suite shower room and family bathroom. Externally there is a driveway, with side access leading to a rear garden and patio area. Rent, management/estate charge and insurance £272.89 PCM.

Ground Floor

Entrance Hall 12' 0" x 3' 9" (3.65m x 1.14m)

Radiator, stairs to first floor.

Downstairs WC 6' 3" x 2' 9" (1.90m x 0.84m)

Low level WC, wash basin, radiator, window to front.

Lounge/Dining Area 17' 4" x 16' 0" (5.28m x 4.87m)

Built in storage cupboard, radiator, French doors to rear garden.

Kitchen 11' 0" x 8' 3" (3.35m x 2.51m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, space for washing machine, built in fridge freezer, spot lighting, window to front.



First Floor

Landing

Storage cupboard, window to side.

Bedroom One 15' 2" x 8' 8" (4.62m x 2.64m)

Radiator, window to rear.



En-Suite Shower Room 8' 5" x 3' 2" (2.56m x 0.96m)

Low level WC, wash basin, shower cubicle, towel radiator, part tiled walls, spot lighting.

Bedroom Two 10' 5" x 8' 8" (3.17m x 2.64m)

Radiator, window to front.



Bedroom Three 10' 5" x 7' 0" (3.17m x 2.13m)

Radiator, window to rear.

Family Bathroom 7' 0" x 6' 3" (2.13m x 1.90m)

Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, spot lighting, window to front.

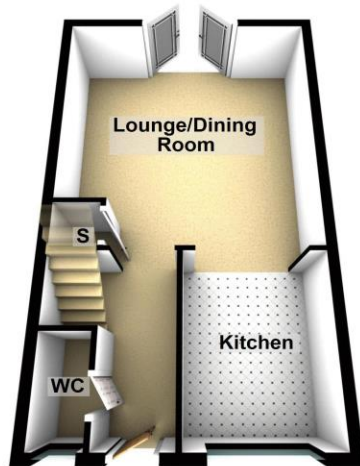


External

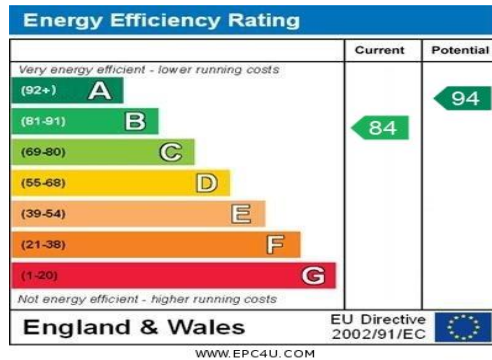
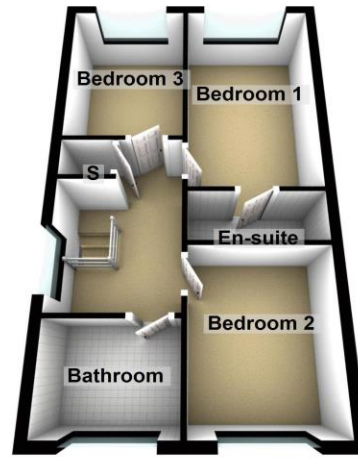
Externally there is a driveway, with side access leading to a rear garden and patio area.



Ground Floor



First Floor



Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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