



- Mid Mews Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Bathroom
- Garden
- Parking
- Sold As A 50% Share

82 Fitzwarren Street
Salford, M6 5RS

£117,500

A three bedroom mid mews property, ideally located for Salford Quays and Manchester City Centre. Being sold as a 50% share, the accommodation comprises of an entrance hall, lounge, dining kitchen and downstairs WC. To the first floor there are three bedrooms and a bathroom. Externally there is a garden, patio area and a designated parking space to the rear. Rent, estate charge and insurance £290.73 PCM

Ground Floor

Entrance Hall 6' 7" x 5' 2" (2.01m x 1.57m)

Radiator, stairs to first floor.

Lounge 13' 5" x 12' 3" (4.09m x 3.73m)

Storage cupboard, radiator, window to front.

Dining Kitchen 13' 3" x 12' 2" (4.04m x 3.71m)

Range of base and eye level units incorporating a sink and drainer, hob with extractor over, oven, space for washing machine and fridge freezer, spot lighting, space for dining table, window to rear, door to rear.

Downstairs WC 7' 5" x 5' 2" (2.26m x 1.57m)

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



First Floor

Landing

Access to loft area.

Bedroom One 13' 4" x 10' 1" (4.06m x 3.07m)

Radiator, storage cupboard, window to front.



Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m)

Radiator, window to rear.



Bedroom Three 9' 4" x 8' 4" (2.84m x 2.54m)

Radiator, storage cupboard, window to front.

Bathroom 7' 6" x 7' 1" (2.28m x 2.16m)

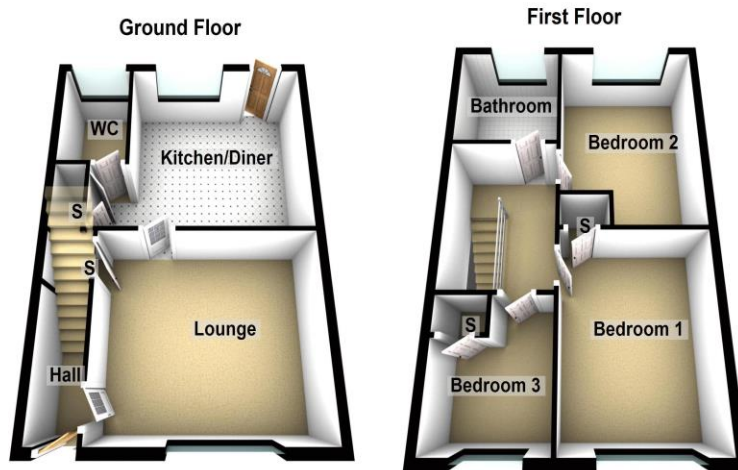
Low level WC, wash basin, panelled bath with shower over, radiator, spot lighting, part tiled walls, window to rear.



External

Externally there is a garden, patio area and a designated parking space to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(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	
<small>WWW.EPC4U.COM</small>		

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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