



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(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	

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.

Albert Park Road, Salford, M7 1LT

Offers Over £325,000

AN OUTSTANDING FAMILY HOME

Having been presented and maintained beautifully throughout with neutral decoration, modern fixtures and fittings and no chain delay, this enviable four bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Salford. With stunning views over Albert Park, four double bedrooms and two bathrooms, as well as a wonderful converted cellar, this enviable property is being proudly welcomed to the market in the sought after location of Manchester, Salford and major motorway links. With two living areas, fantastic kitchen diner and accommodation over four floors, this outstanding property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen diner and staircases down to the lower ground floor and up to the first floor. The lower ground floor leads through to a fantastic converted cellar which would make a perfect third living area or fifth bedroom. The first floor comprises of doors on to two double bedrooms, family bathroom and shower room, as well as staircase to the second floor. The second floor leads through to two double bedrooms. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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Offers Over £325,000



- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen
- Stunning Views Over Albert Park
- Council Tax Band A
- No Chain Delay
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Spacious Four Bedroom Mid Terraced Property
- Converted Cellar

Ground Floor

Entrance

Via a UPVC double glazed door to vestibule.

Vestibule

3'11 x 2'9 (1.19m x 0.84m)

Coving, tiled floor and UPVC double glazed frosted door to hall.

Hall

2'15 x 4'11 (0.61m x 1.50m)

Central heating radiator, coving, wood effect laminate floor, doors to two reception rooms, kitchen/diner, stairs to lower ground floor and stairs to first floor.

Reception Room One

12'10 x 12'7 (3.91m x 3.84m)

UPVC double glazed bay window, gas fire with tiled hearth and surround, two feature wall lights, television point and wood effect laminate floor.

Reception Room Two

13' x 11'6 (3.96m x 3.51m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, coving, two feature wall lights, wood effect laminate floor and door to kitchen/diner.

Kitchen/Diner

14' x 10'8 (4.27m x 3.25m)

Two UPVC double glazed windows, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and high spout mixer tap, double electric oven, four ring gas hob and extractor hood, space for fridge freezer and washing machine, Navien boiler, wood effect laminate floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Landing

6'8 x 4' (2.03m x 1.22m)

Spotlights, wood effect laminate floor, doors to cellar room/bedroom 5 and store room.

Cellar Room/Bedroom 5

12'7 x 12'1 (3.84m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights, smoke alarm and wood effect laminate floor.

Store

6'4 x 3' (1.93m x 0.91m)

Power and lighting.

First floor

Landing

20'3 x 4'8 (6.17m x 1.42m)

Central heating radiator, doors to two bedrooms, bathroom, shower room and stairs to second floor.

Bedroom One

16'11 x 10'11 (5.16m x 3.33m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Two

13'1 x 11'7 (3.99m x 3.53m)

UPVC double glazed window and central heating radiator.

Bathroom

10'10 x 7'1 (3.30m x 2.16m)

UPVC double glazed frosted window, heated towel rail, four piece suite, double direct feed rain fall shower enclosure, vanity top wash basin with mixer tap, corner panel bath with mixer tap, dual flush WC, tiled elevation and tiled floor.

Shower Room

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed frosted window, central heating radiator, three piece suite, enclosed electric feed shower with rainfall and rinse head, dual flush WC, vanity top wash basin with mixer tap, spotlights, tiled elevation and tiled floor.

Second Floor

Landing

13'2 x 4'9 (4.01m x 1.45m)

Eave storage and doors to two bedrooms.

Bedroom Three

16'11 x 10'11 (5.16m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Four

13'1 x 11'7 (3.99m x 3.53m)

UPVC double glazed window, Velux window and central heating radiator.

External

Front

Garden fronted

Rear

Enclosed yard.

