



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.



Chaplin Close, Salford, M6 8FW

£375,000

AN ENVIABLE TOWNHOUSE FAMILY HOME

Having been presented to the highest standard throughout with immaculate presentation, an abundance of high quality indoor and outdoor space and stylish decoration, this enviable three bedroom townhouse property is being proudly welcomed to the market in the sought after location of Salford. With a stunning, south facing, low maintenance garden, off road parking, integral garage, three double bedrooms and open plan living space, this impressive property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links. The property has been a credit to the current owners who have created a luxurious and welcoming family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to an integral garage, study and staircase to the first floor. The study leads on to the third bedroom, utility room and shower room. The first floor comprises of doors on to an open plan living/kitchen area and houses a staircase to the second floor. The kitchen/living area benefits from a stunning media wall, integrated appliances and leads out to a beautiful balcony area. The second floor guides you on to two double bedrooms. The main bedroom benefits from an en suite shower room and walk-in wardrobe. Externally, there is an enclosed low maintenance garden with artificial lawn, decking and paving areas, raised bedding areas with artificial plants, power and lighting. To the front there is allocated off road parking with access to the garage.

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

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

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.

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- Beautifully Presented Townhouse Property
- Open Plan Living
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Abundance of Indoor Space
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance, South Facing Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

5'2 x 3'10 (1.57m x 1.17m)

Composite double glazed frosted front door, UPVC double glazed window and open to hallway.

Hallway

15'10 x 6'5 (4.83m x 1.96m)

Central heating radiator, coving to ceiling, smoke detector, understairs storage, wood effect laminate flooring, doors to study, garage and stairs to first floor.

Garage

15'10 x 8'1 (4.83m x 2.46m)

Power, lighting and electric up and over garage door.

Study

9'9 x 8 (2.97m x 2.44m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors leading to bedroom three, shower room and utility.

Utility

7'8 x 6'7 (2.34m x 2.01m)

Central heating radiator, range of wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and wood effect lino flooring.

Bedroom Three

11 x 8 (3.35m x 2.44m)

UPVC double glazed leaded window, central heating radiator and television point.

Shower Room

5'11 x 5'8 (1.80m x 1.73m)

Central heating radiator, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, fully tiled elevations, spotlights, extractor fan and wood effect lino flooring.

First Floor

Landing

15'7 x 7'1 (4.75m x 2.16m)

UPVC double glazed leaded window, central heating radiator, smoke detector, storage cupboard, door to open plan reception room/kitchen and stairs to second floor.

Open Plan Reception Room/Kitchen

28'11 x 15'2 (8.81m x 4.62m)

Two UPVC double glazed windows, upright central heating radiator, coving to ceiling, spotlights, media wall with inset shelving, television point and electric fire, range of wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, under unit lighting, wood effect laminate flooring and UPVC double glazed French doors to balcony.

Second Floor

Landing

10'11 x 4'10 (3.33m x 1.47m)

Central heating radiator, loft access, smoke detector and doors leading to two bedrooms.

Bedroom One

15'1 x 9'1 (4.60m x 2.77m)

UPVC double glazed leaded window, central heating radiator, television point, doors leading to en suite and walk-in wardrobe.

En Suite

7'1 x 5'10 (2.16m x 1.78m)

Central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead direct feed shower, fully tiled elevations, extractor fan, spotlights and wood effect lino flooring.

Walk-in Wardrobe

7'8 x 5'10 (2.34m x 1.78m)

UPVC double glazed leaded window, integrated shelving and open fitted wardrobes.

Bedroom Two

12'1 x 10'11 (3.68m x 3.33m)

Two UPVC double glazed leaded windows, central heating radiator, television point and fitted wardrobes.

Exterior

Rear

Enclosed garden with artificial lawn, decking, raised bedding with artificial plants, canopy, lighting and power sockets.

Front

Off road parking and access to the garage.

