



Energy Efficiency Rating	
Current	Potential
85	96
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	
EU Directive 2002/91/EC	
England & Wales	

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.

## South William Street, Salford, M3 5DQ

### Offers Over £390,000

#### STUNNING TOWNHOUSE PROPERTY

Nestled on South William Street in Salford, this stunning townhouse offers a modern living experience just a stone's throw from the University of Salford and within easy reach of Manchester City Centre. Built in 2018, this fully furnished three-bedroom property spans an impressive 1,023 square feet, providing ample space for comfortable living.

Upon entering, you are welcomed into an open plan living, dining, and kitchen area on the ground floor, perfect for both relaxation and entertaining. The first floor features two generously sized double bedrooms, each tastefully furnished, alongside a family bathroom. Ascend to the second floor to discover the main bedroom, complete with an en suite bathroom and a spacious outside terrace, ideal for enjoying the fresh air.

The property also includes a charming rear garden, with garden maintenance conveniently included, ensuring a low-maintenance lifestyle. Additionally, a gated allocated parking space offers peace of mind and convenience for residents.

This townhouse presents an excellent opportunity for those looking to enjoy contemporary living in a vibrant location.



# South William Street, Salford, M3 5DQ

## Offers Over £390,000

 **3**  **2**  **1**  **B**

- Stunning Townhouse Property
- Walking Distance to City Centre
- Secure Gated Parking
- EPC Rating B
- Three Bedrooms
- Private Terrace
- Tenure Leasehold
- Two Bathrooms
- Rear Garden
- Council Tax Band D

