


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Cholmondeley Road, Salford, M6 8QH

### £140,000

AN ENVIABLE GROUND FLOOR FLAT

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and two double bedrooms, this enviable ground floor flat is being proudly welcomed to the market in the desirable location of Salford on a sought after complex. With stylish interiors, fantastic living space and stunning communal gardens, this exceptional property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two double bedrooms and a family bathroom. The reception room leads onto a fitted kitchen. Externally there is communal off road parking and communal gardens.

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



Cholmondeley Road, Salford, M6 8QH  
£140,000

 2  1  1  D

- Ground Floor Flat
  - Fitted Kitchen
  - Allocated Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Communal Gardens
  - Council Tax Band: A

Ground Floor

Entrance

Communal entrance door.

Hall

Entrance door, UPVC double glazed window, electric storage heater, smoke alarm, two storage cupboards and doors to reception room, two bedrooms and bathroom.

Reception Room

17'6 x 10'10 (5.33m x 3.30m)

UPVC double glazed window, electric storage heater, smoke alarm, TV point and door to kitchen.

Kitchen

11'2 x 6'9 (3.40m x 2.06m)

UPVC double glazed window, wood effect wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, space for fridge freezer, plumbing for washing machine, storage cupboard and wood effect lino.

Bedroom One

17'6 x 10'10 (5.33m x 3.30m)

UPVC double glazed window and electric storage heater.

Bedroom Two

11'2 x 6'11 (3.40m x 2.11m)

UPVC double glazed window and electric storage heater.

Bathroom

10'8 x 5'3 (3.25m x 1.60m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and electric feed shower over, tiled elevation and tile effect lino.

External

Communal gardens and allocated parking.

