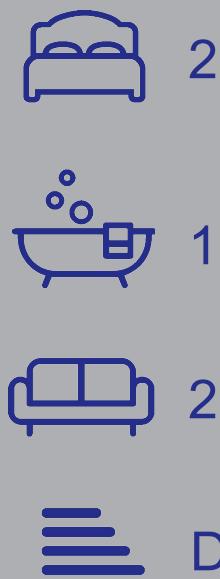




**Fire Station Square**  
Salford  
M5 4NZ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**10 Fire Station Square**  
**Salford**  
**M5 4NZ**



Offers Over £400,000

\*VIRTUAL TOUR AVAILABLE\* A rare opportunity to acquire a two double bedroom end terraced property with a large enclosed garden. Set within a most desirable cul-de-sac location within the coveted Fire Station Square Development. Well presented accommodation of approx 869 sq ft. Offering prospective purchasers scope to personalise to their own requirements. Two separate reception rooms. Adjacent to Salford University and Salford Museum & Art Gallery. Ideally positioned for access to Manchester City Centre, Salford Quays and Media City. National Motorway Network and train stations close at hand. Freehold. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Lounge

With entrance door and double glazed window to the front elevation. Radiator. Stairs off to the first floor rooms. Fitted fireplace. Wall light points.

### Dining Room

With a double glazed window to the rear elevation. Radiator. Door off to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Plumbing for a washer. Two double glazed windows to the rear and side with exit door to the side elevation. Space for appliances. Tiled areas. Radiator Freestanding gas cooker.

## TO THE FIRST FLOOR

### Landing

With the radiator and loft access point.

### Bedroom (1)

With two double glazed windows to the front elevation. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted working surface.

### Bathroom

With a three-piece suite comprising panelled bath pedestal wash and basin and low level WC. A shower is installed over the bath with a rail and curtain fitted. Radiator. Tiled areas. Double glazed window to the rear. Linen/airing cupboard off where the Ideal combination gas central heating boiler is located.

### Outside

To the front is a grassed forecourt area. To the rear and side is a large enclosed garden with patio and lawned areas with rear access gate.

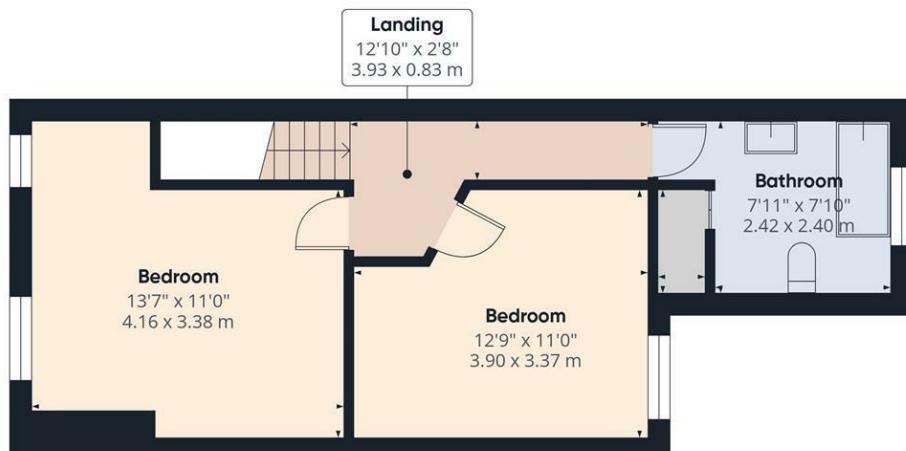
### Additional Information

The development also has its own communal allotment with BBQ, Pizza oven and chickens. Residents permit parking.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>869 ft<sup>2</sup>80.8 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

## CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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