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HERE TO GET *you* THERE

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Ash Street, Salford, M6 5NA

Per Calendar Month £1,200 Per Calendar Month

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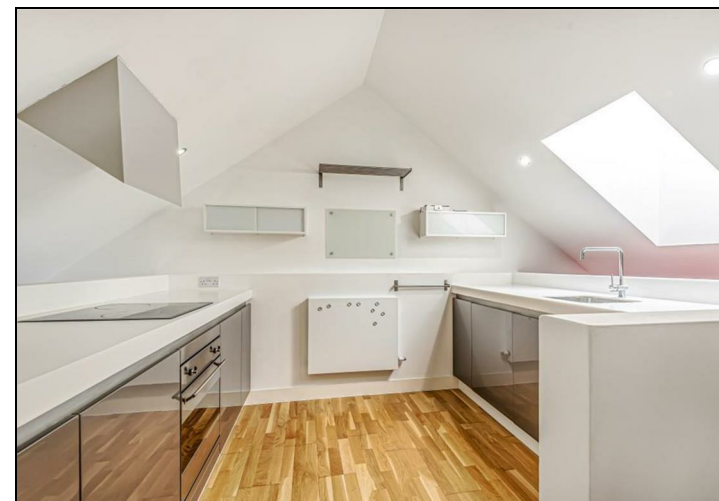
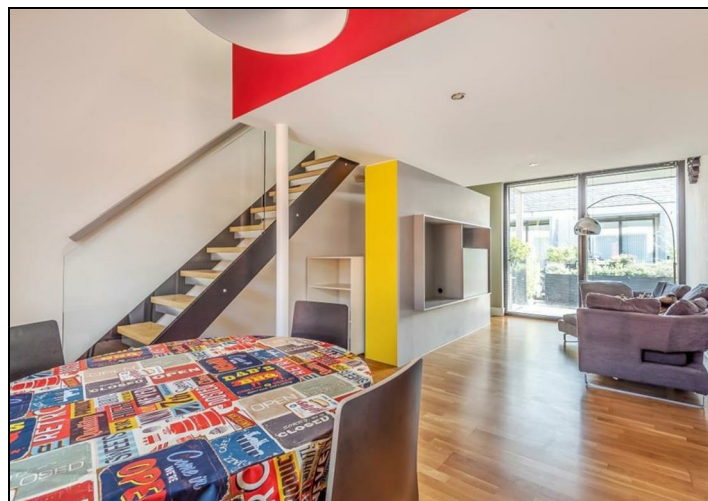
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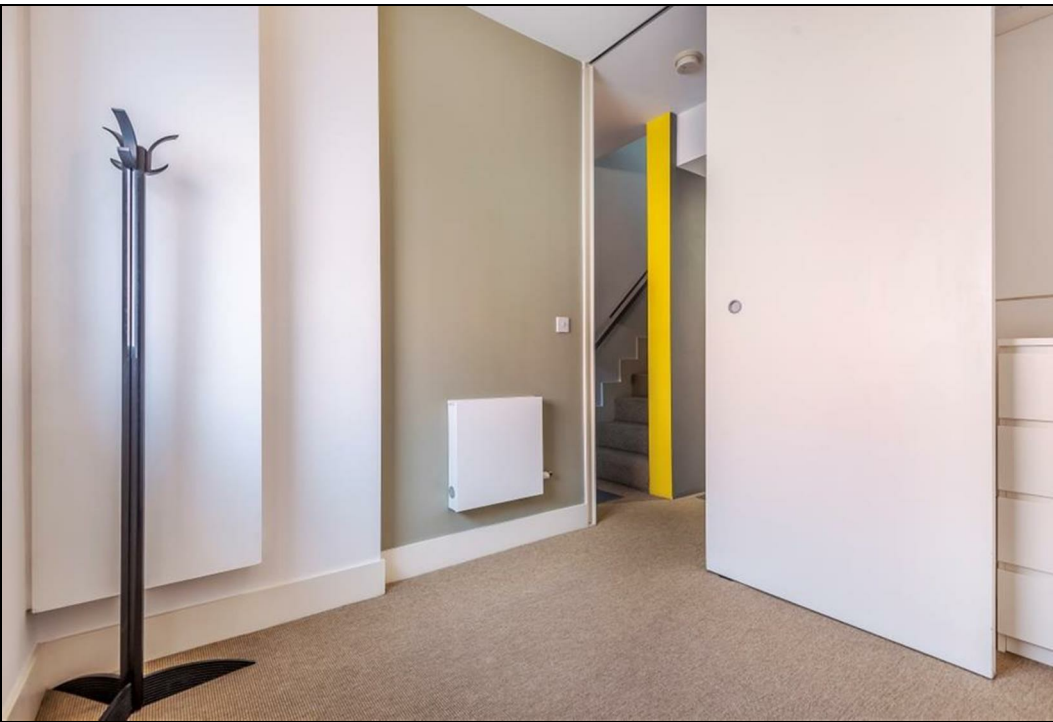
UPSIDE DOWN HOUSE - CHIMNEY POT PARK. Close to Salford Quays/Media City and the MetroLink stop at Langworthy. This two double bedroom contemporary property benefits from a garden terrace and under croft parking. To the ground floor there are two double bedrooms, the master has an internal balcony, and a modern fitted bathroom unique to this development. To the first floor there is a 23ft reception/dining room which opens up on to the garden terrace. The modern fitted kitchen is located on the third floor and comes with integrated SMEG fridge/freezer and electric hob and oven and a washer dryer included. Supermarkets like Aldi , Tesco and the Salford Shopping Centre are all within a short distance as are the Langworthy Medical Centre and Langworthy Dentist.



## KEY FEATURES

- FANCY SOMETHING A LITTLE DIFFERENT!!
  - 2 DOUBLE BEDROOMS
  - SPACIOUS 23ft RECEPTION ROOM
  - UNDERCROFT PARKING
  - GARDEN TERRACE
  - EPC RATING C
  - COUNCIL TAX BAND A
- CLOSE TO SALFORD QUAYS/MEDIA CITY/MANCHESTER CITY CENTRE
  - METROLINK STOP CLOSE BY
- KITCHEN APPLIANCES INCLUDED

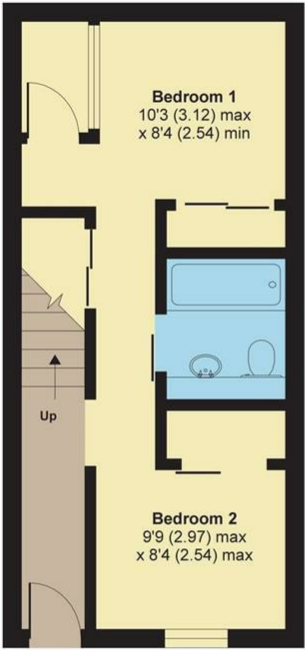




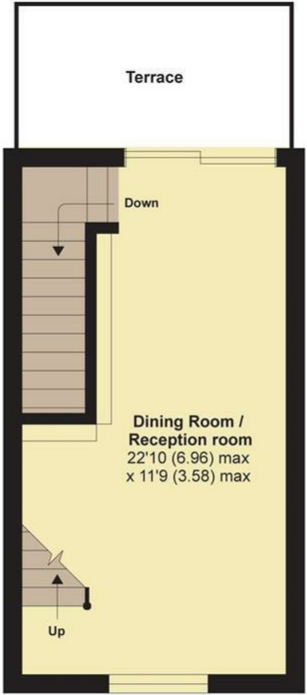




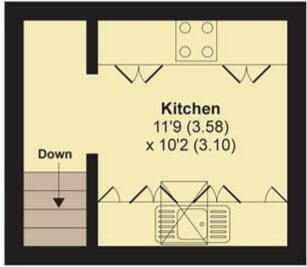
Ash Street, Salford, M6



GROUND FLOOR  
APPROX FLOOR  
AREA 30 SQM  
(323 SQFT)



FIRST FLOOR  
APPROX FLOOR  
AREA 25 SQM  
(270 SQFT)



SECOND FLOOR  
APPROX FLOOR  
AREA 11.1 SQM  
(120 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT 66.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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