



Laburnum Street

Salford



£210,000



# Laburnum Street

Salford

\*WITHIN WALKING DISTANCE OF SALFORD QUAYS & MEDIA CITY\* TAKE A LOOK at this FANTASTIC two bedroom property located on the popular 'Chimney Pot Park' Development!

Council Tax band: A

Tenure: Leasehold

- Two Bedroom Property Located on the Popular 'Chimney Pot Park' Development
- Within Walking Distance of Salford Quays & Media City
- Just a Short Walk from Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Two Double Bedrooms
- Modern Three-Piece Bathroom Complete with a 'Sunken' Bath
- Large 21FT Lounge Diner with Sliding Doors to the Rear
- Modern Kitchen Diner on the Top Floor Featuring a 'Chimney' Style Lightwell
- Garden Terrace to the Rear with Decking and Paving
- Ideal First Time Home or Investment



HILLS





**Entrance Hallway**

Complete with ceiling spotlights, wall mounted radiator and carpet flooring.

**Lounge/Diner**

Dimensions: 23' 3" x 8' 2" (7.08m x 2.49m). Complete with two ceiling light points, double glazed window, wall mounted radiator and laminate flooring.

**Kitchen**

Dimensions: 11' 5" x 8' 6" (3.48m x 2.59m). Base units with complimentary roll top work surfaces and integrated sink with drainer, electric hob and oven with extractor over, fridge/freezer. Complete with ceiling light points and laminate flooring.

**Bedroom One**

Dimensions: 11' 9" x 8' 1" (3.58m x 2.46m). Complete with a ceiling light point, lightwell and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Two**

Dimensions: 8' 4" x 7' 6" (2.54m x 2.28m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

Dimensions: 5' 9" x 5' 1" (1.75m x 1.55m). Complete with a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point.

**Externally**

Private decked seating area on the first floor terrace.



HILLS

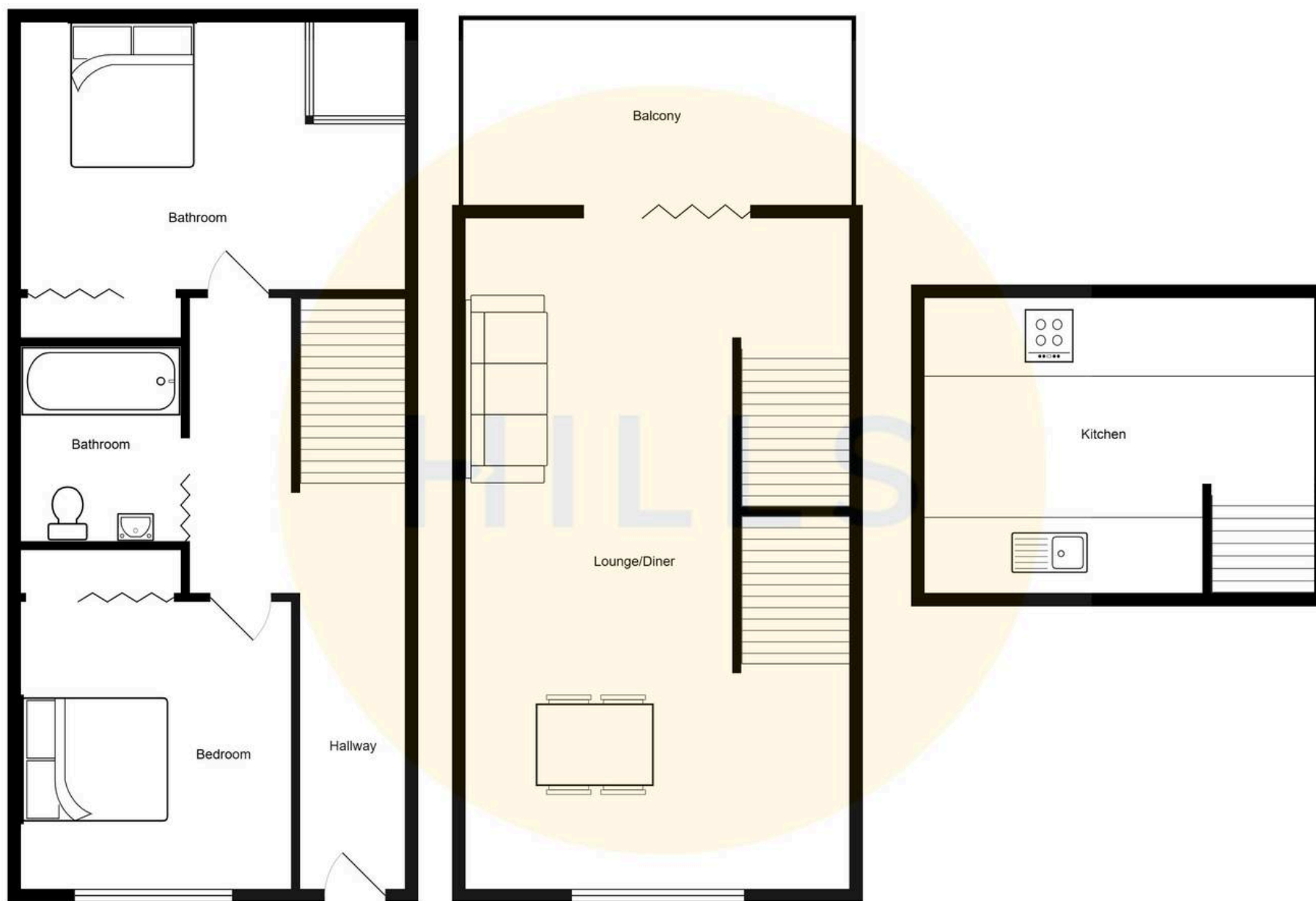






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