

Stapleton Street
Salford



Offers Over **£190,000**

Stapleton Street

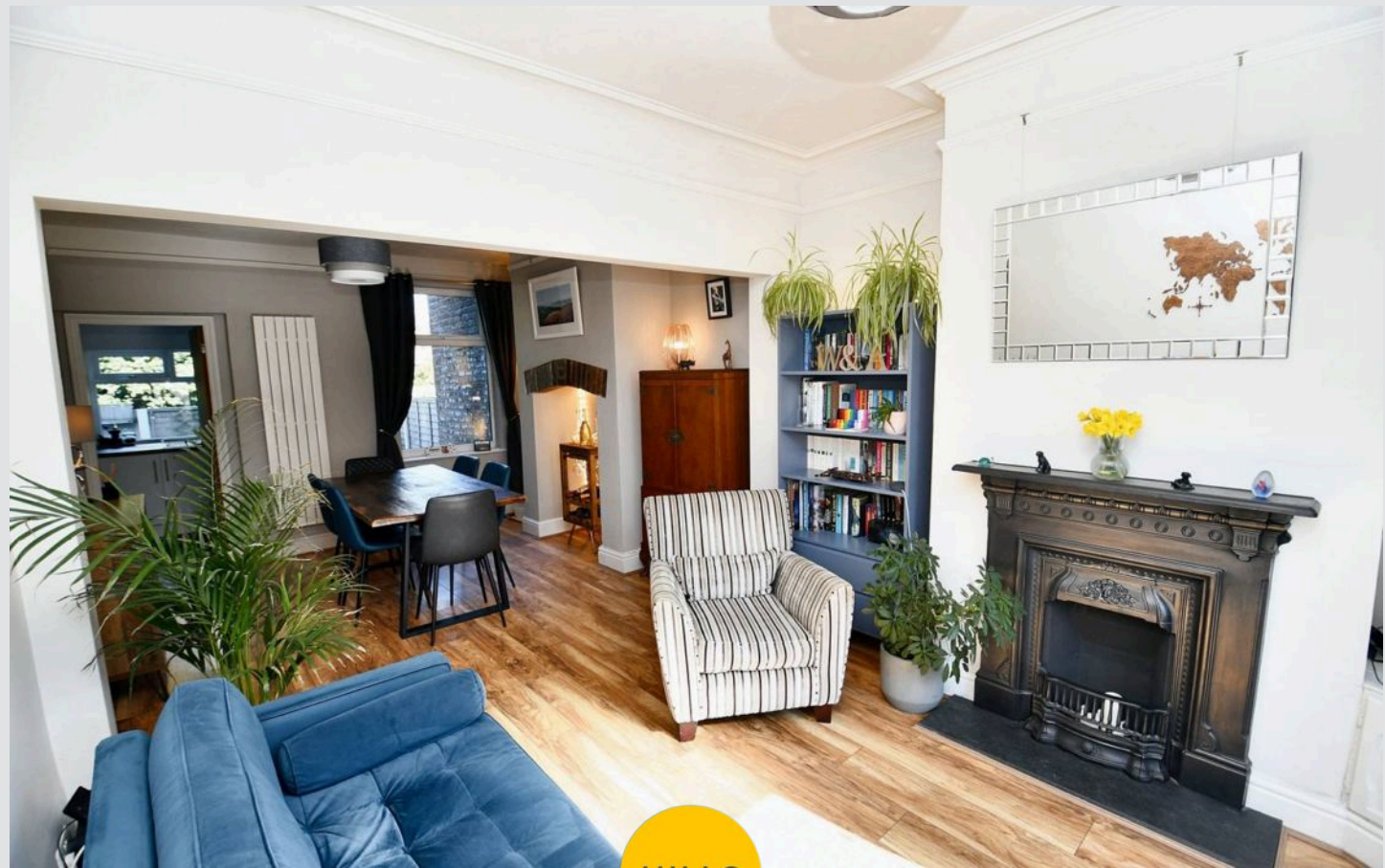
Salford

Tastefully Decorated, Two Bedroom Terraced Property in the Popular Irlams o' th' Height, Featuring a Contemporary, Three-Piece Bathroom and Two Double Bedrooms!

Council Tax band: A

Tenure: Freehold

- Stylish Two Bedroom Terraced Property
- Located in the Popular Irlams o' th' Height, Close to Amenities and Several Well-Kept Parks
- Lounge and Dining Room Separated via an Archway
- Tastefully Decorated Throughout
- Modern Fitted Kitchen
- Contemporary Three-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge/Diner

Dimensions: 24' 0" x 11' 7" (7.31m x 3.53m). Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

Kitchen

Dimensions: 8' 1" x 9' 0" (2.46m x 2.74m). Fitted with a range of base units with complimentary roll top solid oak work surfaces. Integral sink, oven and hob. Complete with ceiling spotlights, double glazed window and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

Dimensions: 0' 0" x 0' 0" (0.00m x 0.00m). Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

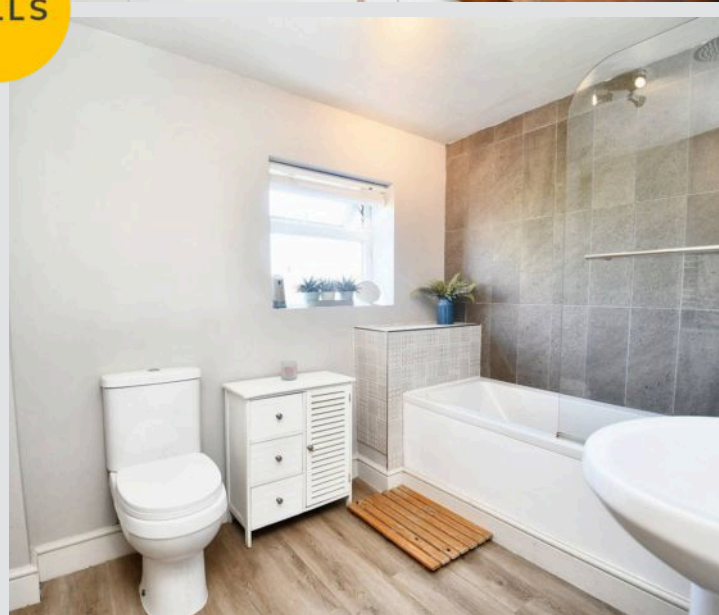
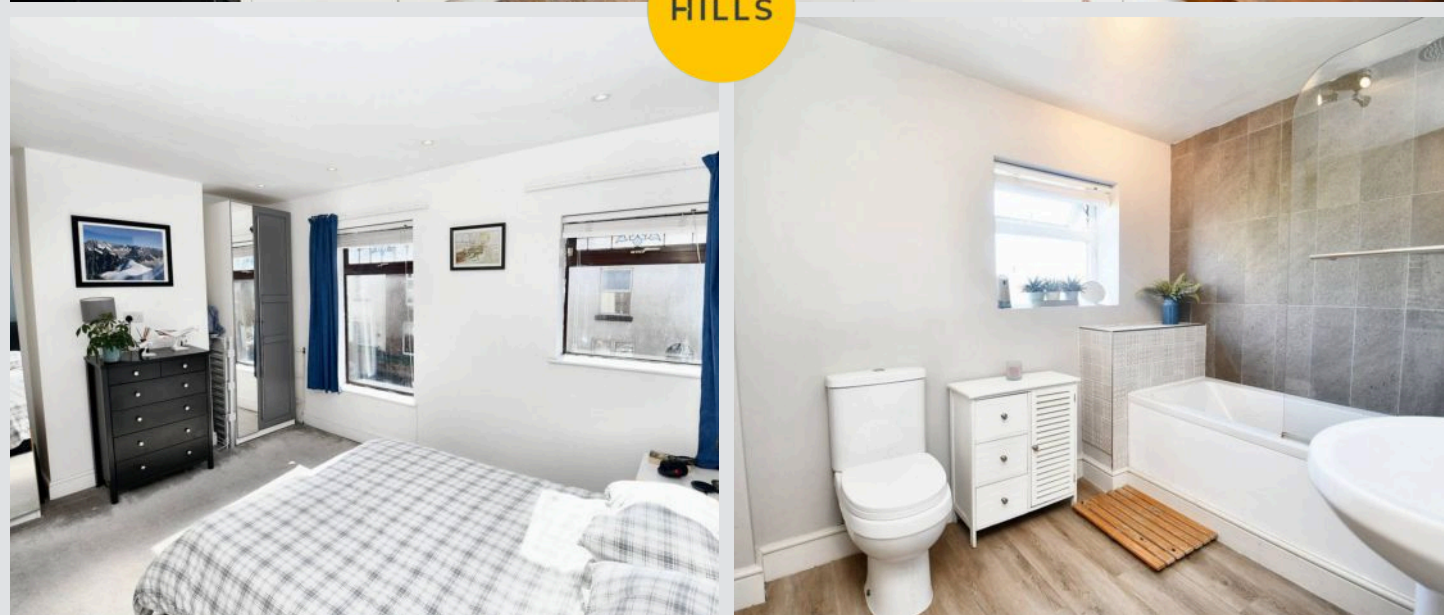
Dimensions: 12' 3" x 9' 2" (3.73m x 2.79m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

Dimensions: 8' 7" x 7' 9" (2.61m x 2.36m). Fitted with a modern three-piece white suite comprising of low level W.C., pedestal hand wash basin and bath with shower over. Complete with a ceiling light point, double glazed window, wall mounted radiator and part tiled walls.

Externally

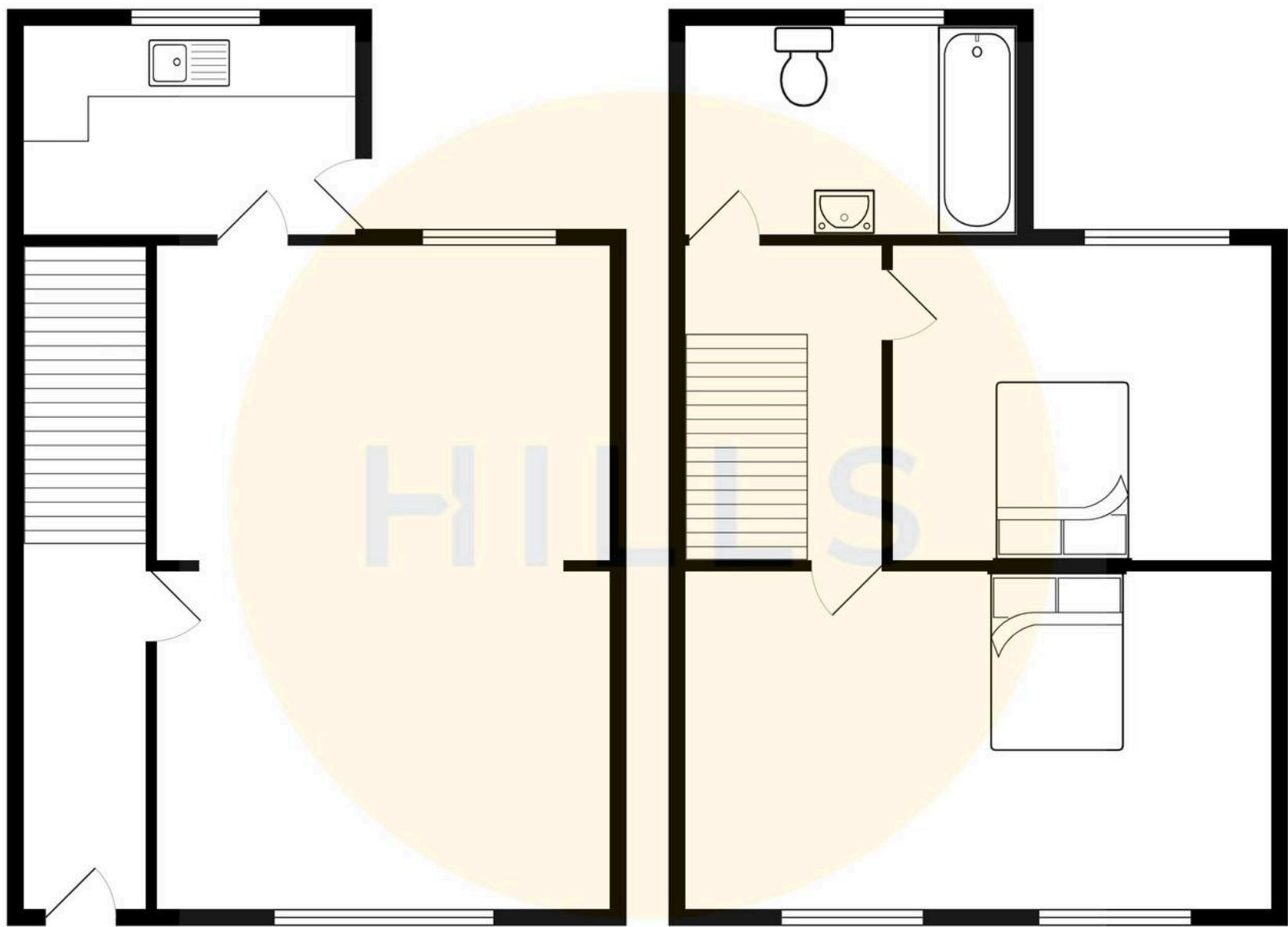
To the front, a small paved yard, enclosed by brick-built wall. To the rear, a private, fully paved space with concrete tiles, with brick-built walls and gated rear access.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.