



New Barton Street

Salford



In Excess of £240,000

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Salford

SPACIOUS FOUR BEDROOM, OWNER OCCUPIED TERRACED PROPERTY SITUATED OVER THREE FLOORS! LOCATED IN THE POPULAR IRLAM O' TH' HEIGHT AREA AND BENEFITING FROM SPACIOUS ROOMS, FOUR GENEROUS SIZED BEDROOMS AND TWO BATHROOMS! Council Tax band: A

Tenure: Freehold

- FOUR BEDROOM TERRACED PROPERTY
- FEATURING LOVELY HIGH CEILINGS AND SPACIOUS ROOMS
- BAY-FRONTED LOUNGE AND A GENEROUSLY-SIZED KITCHEN DINER
- FOUR GENEROUS SIZED BEDROOMS
- THREE-PIECE BATHROOM SUITE AND ADDITIONAL W.C. IN THE CELLAR
- PERFECT FAMILY HOME
- SITUATED OVER THREE FLOORS!
- VIEWING IS HIGHLY RECOMMENDED!
- WITHIN EASY ACCESS OF TRANSPORT LINKS INTO SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE
- WELL PRESENTED THROUGHOUT, NEW ROOF INSTALLED NOV. 2023 WITH A 25 YEAR GUARANTEE



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Entrance Hallway

14' 7" x 3' 2" (4.44m x 0.96m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Lounge

15' 1" x 10' 10" (4.59m x 3.30m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Dining Room

9' 9" x 14' 1" (2.96m x 4.30m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)

Featuring complementary wall and base units with a cooker and hob. Space for a fridge freezer, dishwasher and washing machine. Complete with ceiling spotlights, double glazed window and uPVC door. Fitted with lino flooring. Boiler.

Cellar

13' 11" x 10' 3" (4.24m x 3.13m)

A spacious double bedroom, fully tanked and complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with engineered wood flooring.

Downstairs W.C.

7' 6" x 2' 9" (2.29m x 0.85m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.

Bedroom One

13' 7" x 14' 5" (4.14m x 4.39m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.



Bedroom Two

10' 2" x 5' 11" (3.09m x 1.81m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

10' 6" x 8' 0" (3.21m x 2.43m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

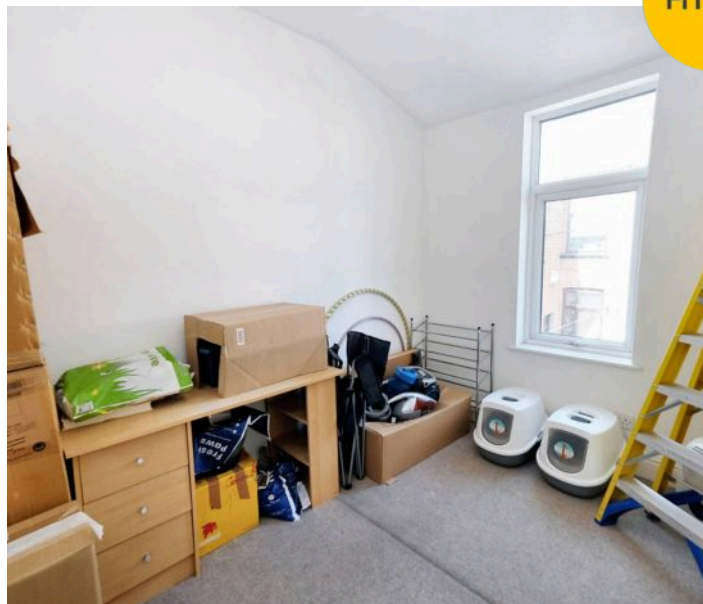
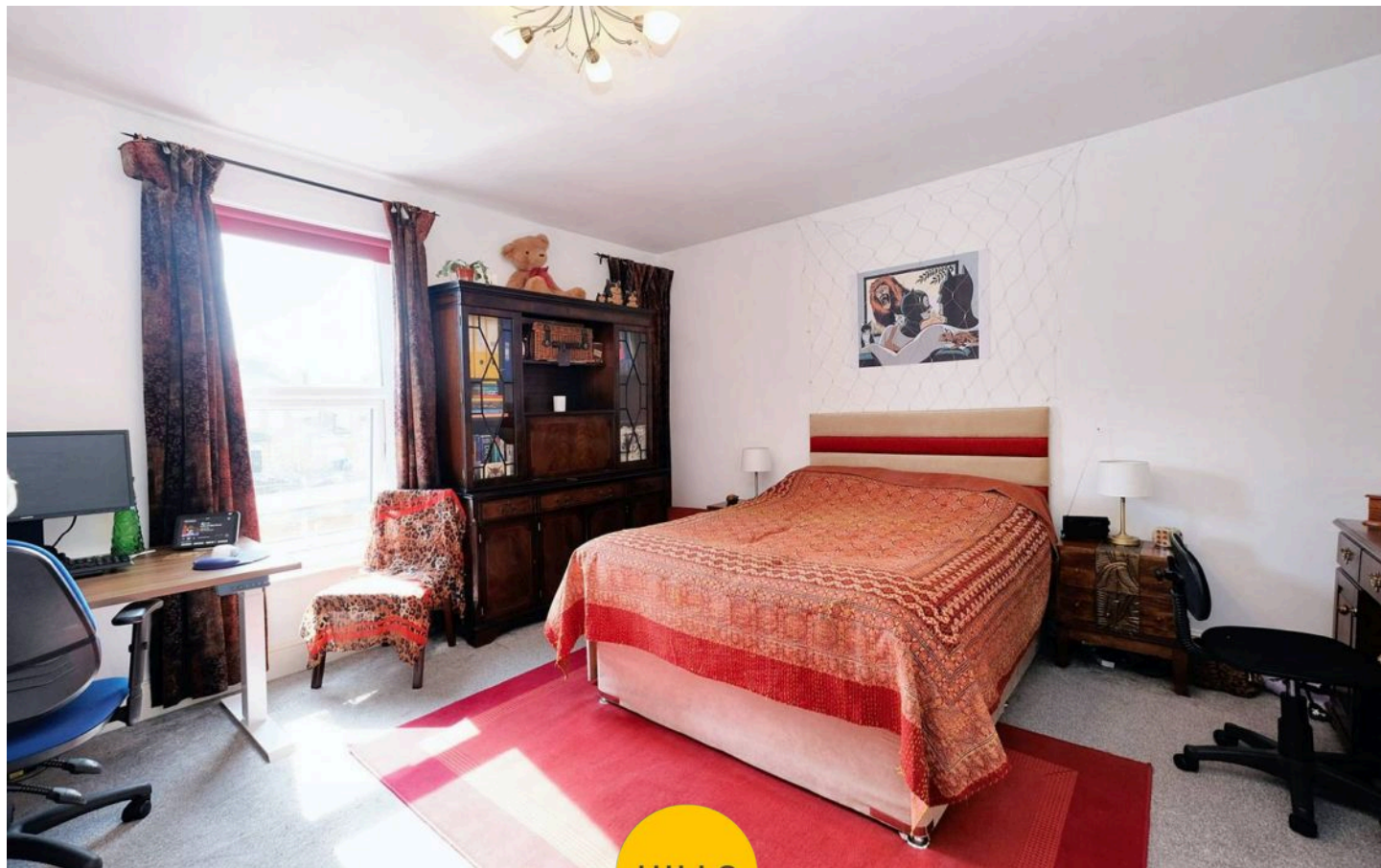
Bathroom

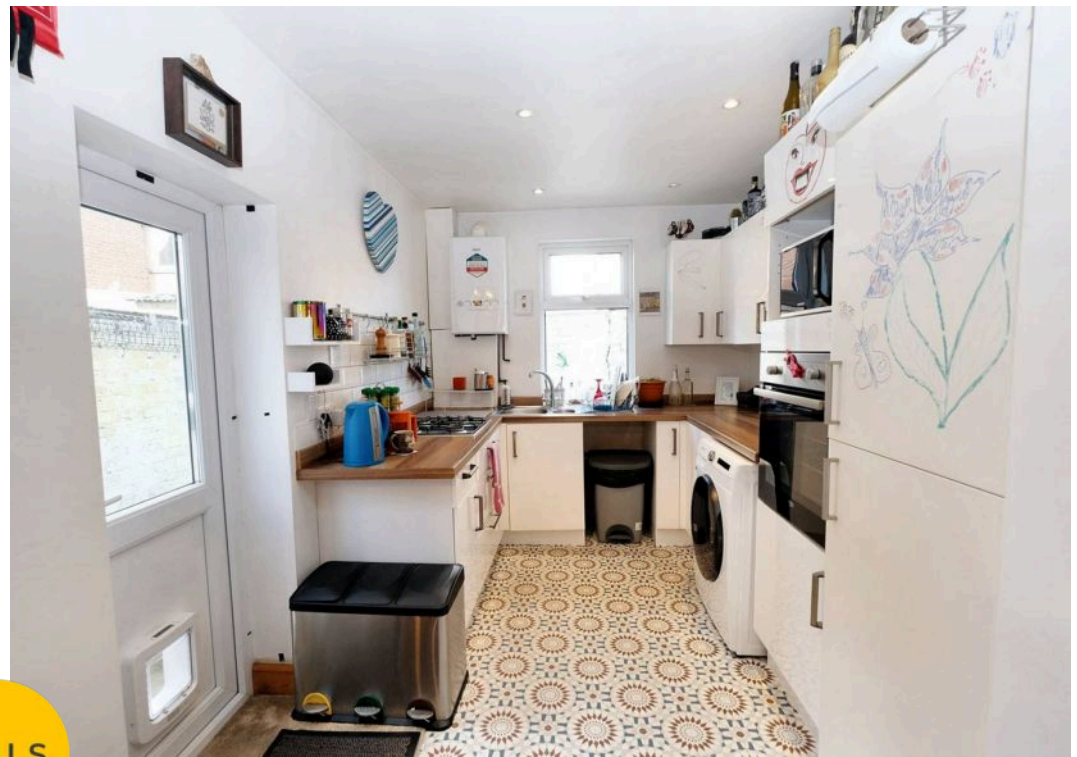
9' 1" x 5' 5" (2.78m x 1.64m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.

External

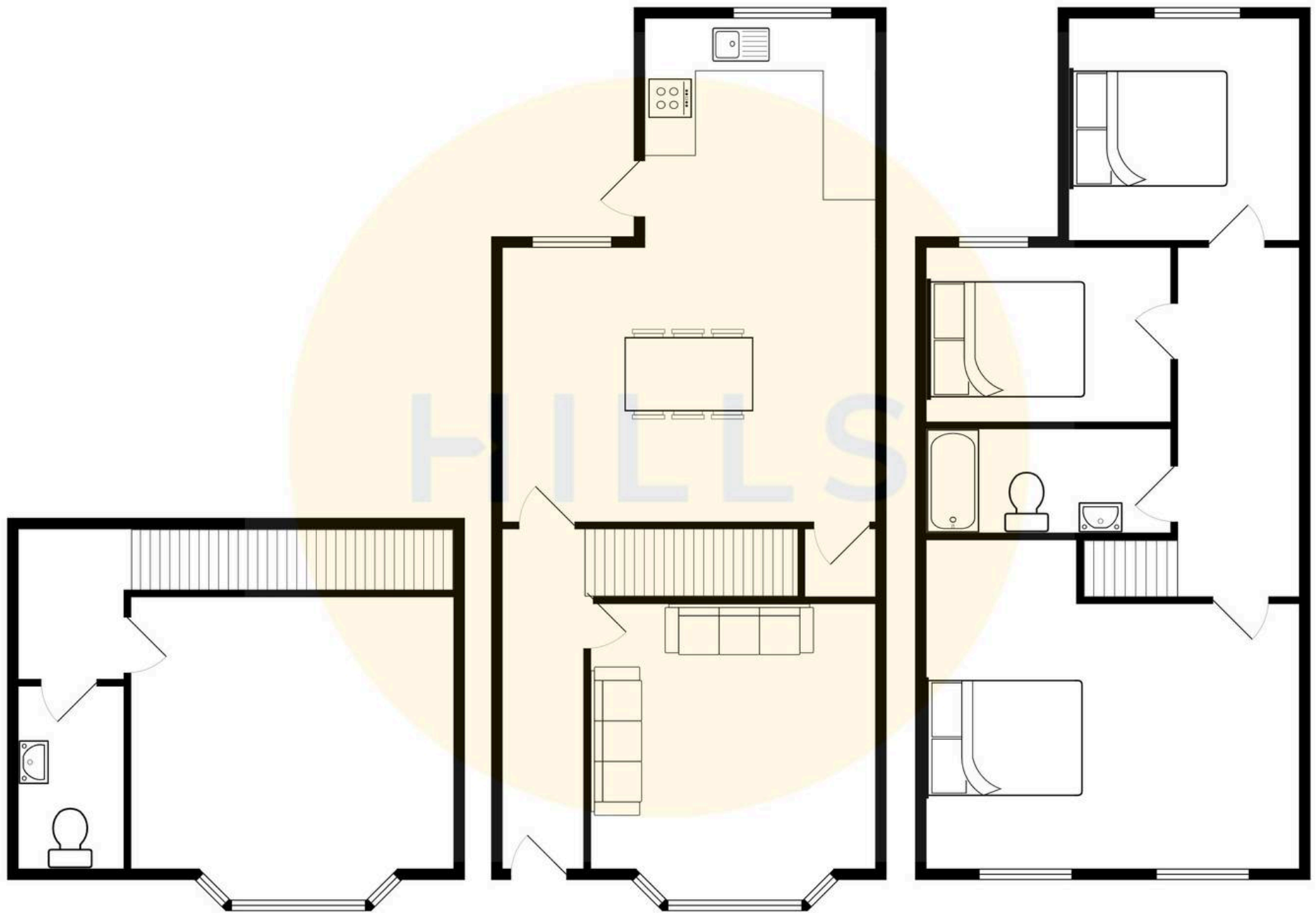
A low maintenance, secure courtyard garden with sun exposure in the afternoon.





HILLS







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