

Reservoir Street

Salford

HILLS

£210,000



# Reservoir Street

Salford

Are you looking for a contemporary home within walking distance of Salford Quays & Media City? This property would be PERFECT for you! Situated on the award-winning 'Chimney Pot Park' development, viewing is highly recommended for this tastefully decorated two bedroom property!

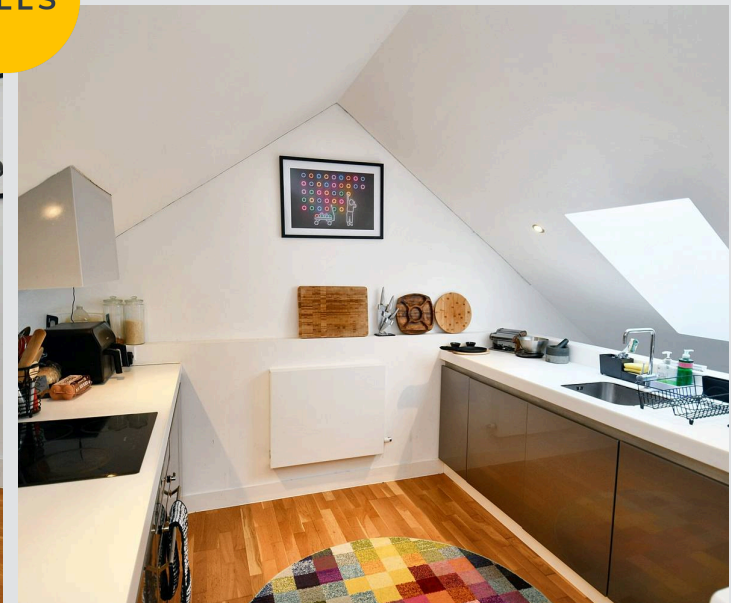
Council Tax band: A

Tenure: Leasehold

- Two Bedroom Property Located on the Award-Winning 'Chimney Pot Park' Development
- Available with TWO PARKING SPACES
- Large 22FT Lounge Diner, Leading out to the Garden Terrace to the Rear with Decked and Paved Areas
- Within Walking Distance of Salford Quays/Media City
- Modern Fitted Kitchen to the Second Floor with the Typical 'Chimney' Lightwell
- Master Bedroom Complete with a Lightwell
- Modern, Three-Piece Bathroom Complete with a 'Sunken' Bath
- Ideal First Time Home or Investment, Perfect for Commuters due to its Convenient Location Close to Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended



HILLS





**Entrance Hallway**

Two spotlights, radiator

**Bedroom One**

11' 11" x 8' 5" (3.63m x 2.56m)

One ceiling light point, wall-mounted radiator and a lightwell

**Bedroom Two**

8' 4" x 7' 9" (2.55m x 2.35m)

Ceiling light point, double glazed window and a wall mounted radiator

**Bathroom**

5' 11" x 5' 0" (1.81m x 1.53m)

Fitted with a three piece suite including a hand wash basin, WC and sunken bath with overhead shower. Ceiling spotlight, wall mounted radiator and heated towel rail.

**Lounge Diner**

23' 0" x 11' 11" (7.00m x 3.63m)

One ceiling light point, two spotlights, double-glazed window, wall-mounted radiator and sliding doors to the rear

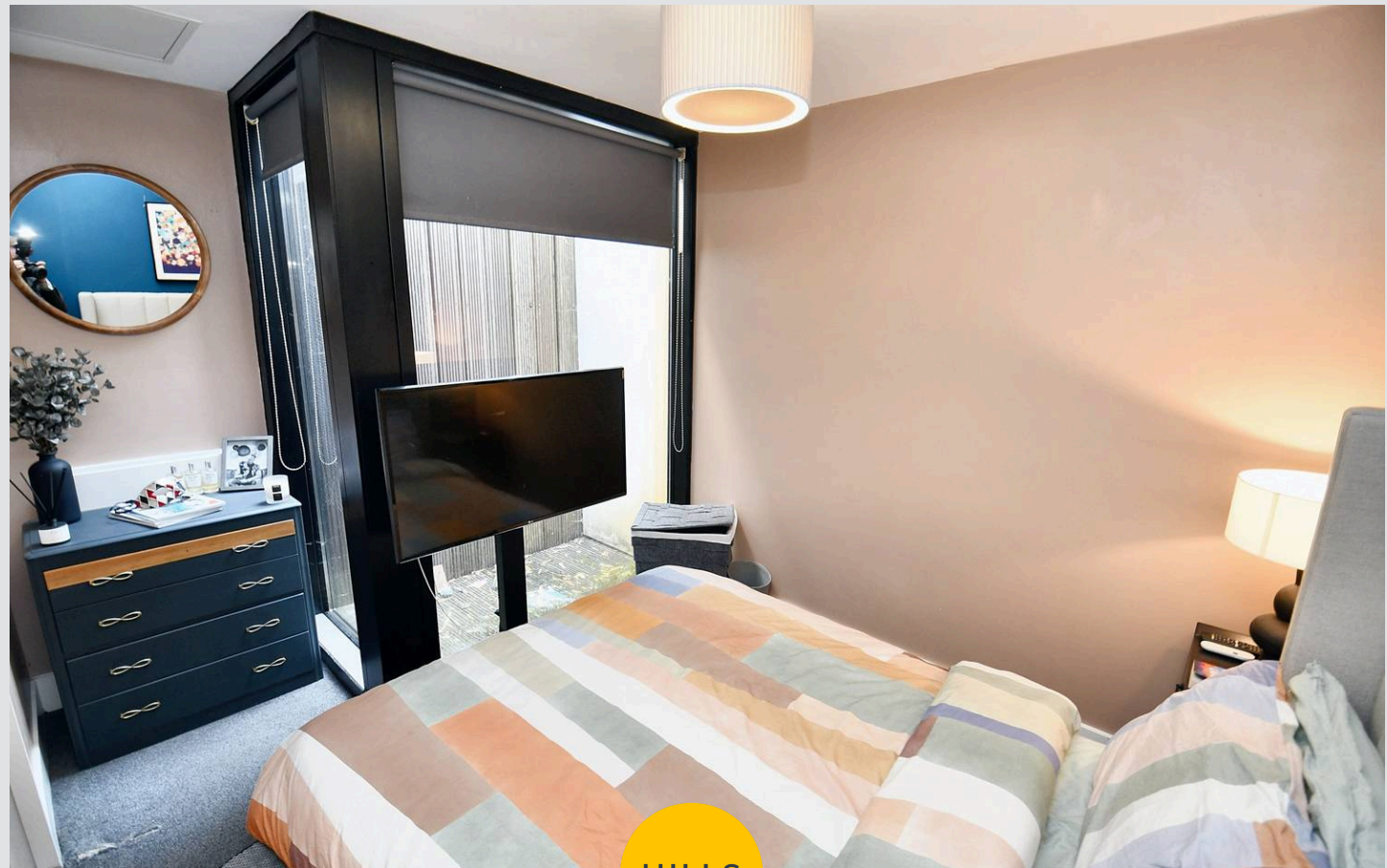
**Kitchen**

11' 11" x 10' 2" (3.64m x 3.09m)

Fitted with base units that have complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob, fridge and freezer. Six ceiling spotlights and a skylight.

**Externally**

Garden terrace to the rear complete with paving and decking









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.