

Wychbury Street
Salford



In Excess of **£190,000**

Wychbury Street

Salford

Stylish, Extended Two Bedroom Property Located Within Walking Distance of Buile Hill Park, Salford Quays & Media City! Boasting a Beautifully Presented Kitchen and a Downstairs W/C! Council Tax band: A

Tenure: Freehold

- Stylish Two Bedroom Terraced Property
- Just a Short Walk from Buile Hill Park and Local Schooling
- Within Walking Distance of Salford Quays & Media City
- Spacious Lounge and Dining Rooms Opened up via an Archway
- Beautifully Presented Modern, Extended Fitted Kitchen
- Benefits from a Downstairs W/C
- Two Well-Proportioned Bedrooms
- Modern Three-Piece Wet Room
- Low-Maintenance Courtyard Garden to the Rear
- Close to Excellent Transport Links Throughout Manchester



HILLS



Porch

Lounge

13' 4" x 12' 10" (4.07m x 3.91m)

Dining Room

13' 4" x 11' 1" (4.06m x 3.37m)

Kitchen

8' 0" x 10' 9" (2.44m x 3.27m)

Landing

Bedroom One

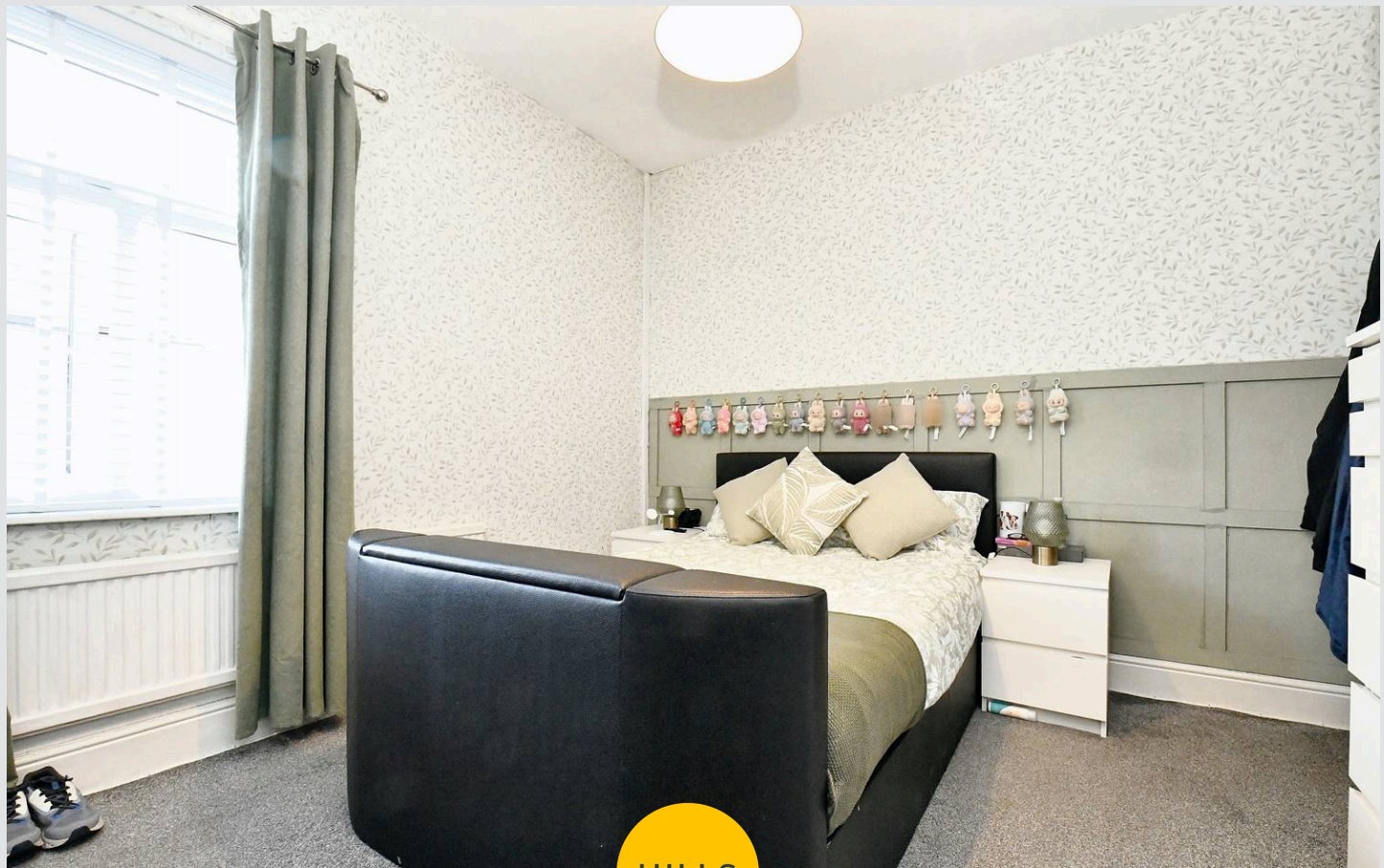
13' 3" x 11' 1" (4.05m x 3.39m)

Bedroom Two

12' 11" x 7' 6" (3.93m x 2.29m)

Wet Room

6' 1" x 5' 10" (1.85m x 1.77m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.