



Brown Street

Salford



Offers Over **£195,000**

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Salford

Lovely Two Bedroom Bay-Fronted Terraced Property Within Walking Distance of Salford Quays & Media City - Boasting a Spacious Modern Kitchen Diner!

Council Tax band: A

Tenure: Freehold

- Lovely Two Bedroom Bay-Fronted Terraced Property
- Within Walking Distance of Salford Quays & Media City
- Bay-Fronted Lounge
- Spacious, Modern Kitchen Diner
- Two Generous Double Bedrooms
- Modern Three-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Viewing is Highly Recommended!



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Entrance Hallway

Lounge

12' 0" x 11' 1" (3.67m x 3.39m)

Kitchen Diner

15' 1" x 11' 5" (4.60m x 3.47m)

Landing

Bedroom One

15' 1" x 12' 1" (4.61m x 3.69m)

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.75m)

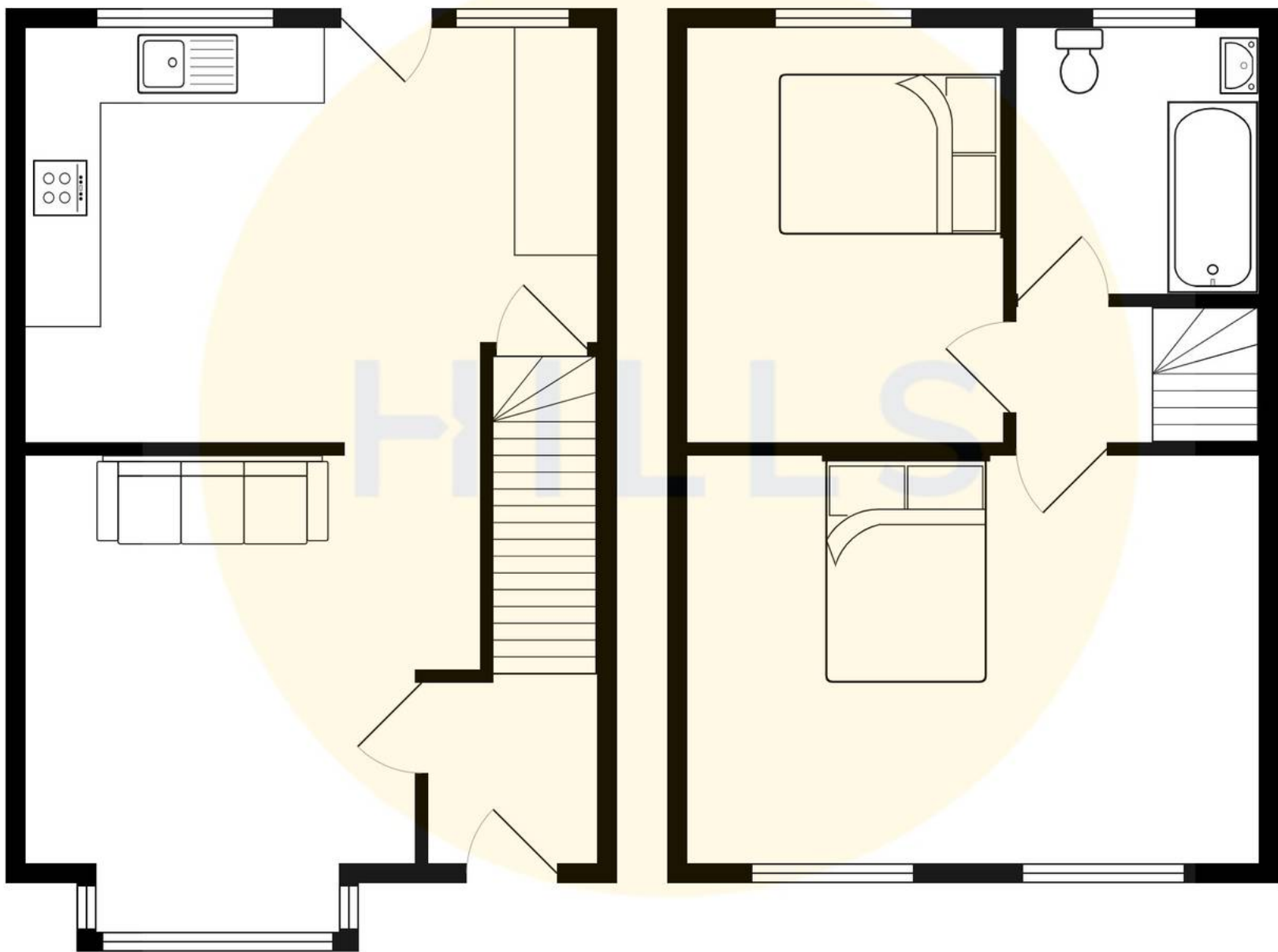
Bathroom

8' 4" x 5' 7" (2.55m x 1.71m)



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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.