



Merchants Quay, Salford Quays - Offers Over £390,000

Julie Twist Properties brings to the market this charming house, located in a quiet cul-de-sac in Salford Quays, by the waterfront. This three bedroom property boasts a large living/dining area, a fully fitted separate kitchen, two bathrooms and an additional downstairs toilet, and a well-maintained private garden. Two of the bedrooms have fitted wardrobes and there is plenty of further storage space throughout the house.

Merchants Quay is quiet and ideal for families or those studying or working from home, and benefits from generous parking all ocations and beautiful garden areas. The waterside location also makes it something of a wildlife haven, with swans, geese, herons and even kingfishers being spotted regularly here. The property is within walking distance to Salford Quays tram station (3 mins), Media City (10 mins), The Lowry Mall (13 mins), and Manchester United's Old Trafford Stadium (20 mins), giving it access to plenty of shops, restaurants, bars, theatre, cinema, and more.

- Three Bedrooms
- Water Views
- Private Garden
- Large Living Room / Dining Room
- End Terraced House
- Garage and One Parking Space
- Salford Quays Location
- Easy Access to The City Centre

GENERAL

Rental Yield: 5.08% based on an estimated rental income of £1650pcm.
 Service Charge: £763.26 per annum
 Ground Rent: £30 per annum
 Lease: 998 years from 1st January 1986.
 Floor Area: 1165 sq.ft / 108.2 sq.m
 Council Tax Band: E - Salford City Council
 Management Company: Casserly Property Management

HALLWAY

Laminate flooring, ceiling lights, access to two storage cupboards and radiator and a downstairs WC.

LIVING ROOM / DINING ROOM

Double glazed French doors, which open onto a private back garden, double glazed windows, laminate flooring, radiators, phone/TV point and ceiling lights.

KITCHEN

Separate to the living/dining area, the kitchen comprises wall and base units, freestanding fridge/freezer, plumbing and space for a washing machine, a dryer and also a dishwasher, built in oven with gas hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, ceiling lights and extractor.

LANDING

Carpeted flooring, ceiling lights and access to a storage cupboard.

MASTER BEDROOM

Double glazed windows, carpeted flooring, radiator, ceiling lights, built in wardrobes and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, tiled walls, tiled flooring, ceiling light and double glazed window.

BEDROOM 2

Double glazed windows, carpeted flooring, built in wardrobes, radiator and ceiling light.

BEDROOM 3

Double glazed windows, carpeted flooring, radiator and ceiling light.

MAIN BATHROOM

Accessed via the landing, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring, ceiling light and double glazed window.

PARKING

This property benefits from one private parking space and there is also access to shared parking at Merchants Quay. The property also has a garage.

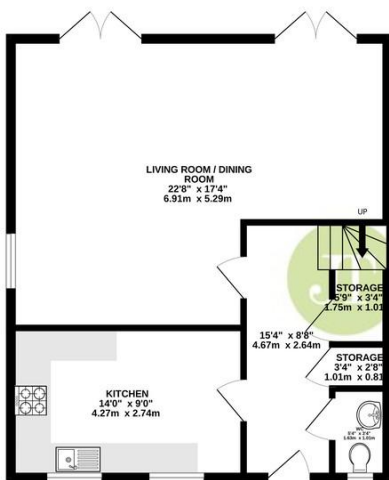
GARDEN

This property has a private back garden with water views, as well as access to communal gardens with pathways to The Quays.

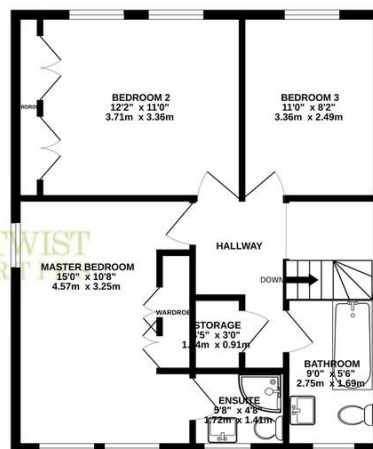


GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



By **JULIE TWIST**
PROPERTY



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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