



**MAXIMUM HEADROOM
2.1 METRES**

WARNING
DO NOT FORCE THE GATE
Residents please ensure your
gate is working to open the gate

Please
wait until
gates
open fully

WARNING
KEEP CLEAR

ATTENTION
NO PARKING
AT ANY TIME



16 Cooke Place, Salford, M5 3LJ

Welcome to this charming three-bedroom townhouse located on Cooke Place in Salford. This delightful property offers a perfect blend of modern living and convenience, making it an ideal choice for families or professionals alike. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The townhouse features three well-proportioned bedrooms, ensuring ample space for everyone. With two bathrooms, plus a convenient downstairs W/C, morning routines will be a breeze. One of the standout features of this property is the lovely roof terrace, where you can enjoy fresh air and stunning views, making it an excellent spot for al fresco dining or simply unwinding after a long day. Additionally, the gated parking offers secure space for one vehicle, providing peace of mind in this bustling area. Situated close to Central Manchester and the vibrant Salford Quays/MediaCity, this townhouse is ideally located for those who wish to enjoy the best of city living. This property is a wonderful opportunity to embrace a modern lifestyle in a sought-after location. Do not miss your chance to make this townhouse your new home. NO ONWARD CHAIN.

Price £270,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance

Radiator. Ceiling light. Carpet.

Living Room

18'9" x 12'5"

Laminate flooring. Ceiling light. Radiator. Telephone socket.
Understairs storage cupboard.

Kitchen

11'10" x 9'1"

Range of wall and base units with worktops over. Cooker with gas hob and extractor over. Freestanding fridge/freezer and washing machine. Sink with mixer tap. Spotlights. Radiator.

Bedrom One

19'3" x 9'1"

Carpet. Ceiling lights. Radiator. TV and telephone point.
Access to roof terrace.

En-suite

Low level W.C. Sink with mixer tap. Shower cubicle with electric shower. Heated towel rail. Shaver point.

Bedroom Two

11'10" x 9'1"

Carpet. Ceiling lights. Radiator. TV point.

Bedroom Three

10'7" x 9'1"

Carpet. Ceiling lights. Radiator. TV point.

Bathroom

Low level W.C. Sink with mixer tap. Bath with mixer shower over.
Heated towel rail. Shaver point.

Externally

Driveway to rear behind electric gates. Private roof terrace.

Additional Information

Ground rent - £100 per annum

Service charges - £300 per annum

Lease - 999 from 2007

Agent Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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