



Ribot Walk, SALFORD, Greater Manchester, M6

Offers Over: £300,000

Freehold

Ribot Walk, SALFORD, Greater Manchester, M6

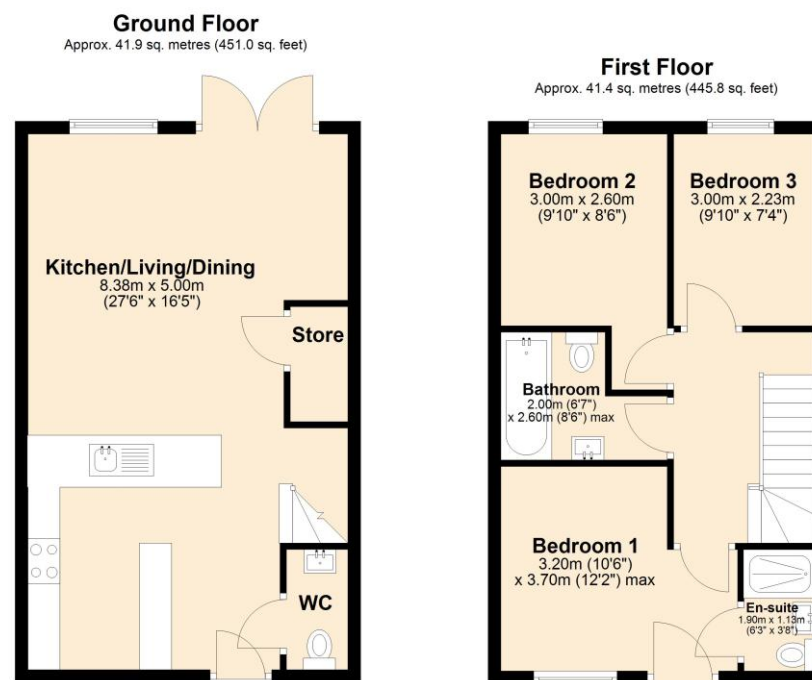
**** OFFERED WITH NO ONWARD CHAIN **** A brilliant opportunity to purchase a newly constructed THREE Bedroom Mid Terrace Home located in a popular area close to Castle Irwell Central Park, the River Irwell and close to motorway networks making this property a perfect purchase for growing families, professional couples or investors alike.

The property is set over two floors and offers contemporary accommodation throughout. The main reception space is open plan with modern kitchen to the left hand side as you enter the front door. Furnished with a range of base and eye level units with quartz worksurfaces over and integral appliances including full size fridge, freezer and dishwasher. There is ample space for both dining and living furniture with multiple plug sockets with USB ports, all lit via floor to ceiling windows and patio doors to the rear elevation leading to the garden. There is also the added benefit of a downstairs WC and understairs storage.

The first floor is home to THREE bedrooms. The main bedroom has a Juliette balcony and en-suite bathroom with three piece fitted suite. The family bathroom is fully tiled and comprises bath with shower over, WC and wash hand basin.

Externally there is a enclosed garden with the majority laid to lawn and allocated and visitor parking.

- Freehold
- EPC Grade B
- Council Tax Band B



Total area: approx. 83.3 sq. metres (896.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.