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Ascend

Built on higher standards



Meadowgate, Salford

£210,000

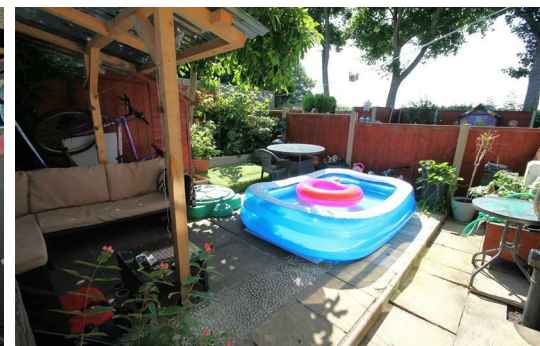
Located in a residential area nearby to Salford Royal Hospital is this spacious three bedroom semi-detached property. With gardens to three sides, there's almost as much space outside as there is inside! Take a look at this great home before you miss out!

With no onward chain, this well-presented property briefly comprises; entrance hallway with space for storage, good size kitchen with work surface to three sides, and a range of wall and base units finished in high gloss. Just off the kitchen is a little porch area with access to the side garden, and a further room which features a WC and boiler. To the other side of the ground floor there is a separate lounge, dining room which spans the full depth of the property.

Take a look upstairs and you will find three good size bedrooms, and a three-piece white bathroom suite. All rooms upstairs, including the landing space have large windows allowing plenty of natural light to flood the space. Externally there are three separate garden spaces to enjoy with two areas mainly laid to lawn, with surrounding shrubbery for added privacy, and the third being a patio area just off the rear door creating a lovely seating area and space for outside storage. There is residential parking available to the front of the property, with permits provided.

The location is also spot on, with numerous amenities on your doorstep, public transport including bus routes and the Metrolink close at hand, as well as being a short drive to the motorway network, you're not too far from anything, or anyone. The property is also conveniently located within walking distance of Salford Royal Hospital, and Stott Lane playing fields are just behind the house providing access for leisure activities.

Contact our Monton team to book an appointment to view. Images are for marketing purposes only.

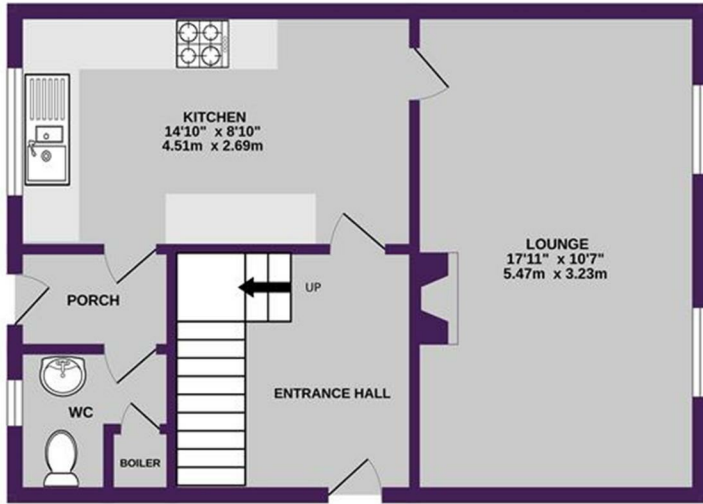


Additional Information
 Tenure: Freehold
 Length of Lease Remaining: N/A
 Annual Ground Rent: N/A
 Council Tax Band: A
 EPC Rating: D
 Ownership Amount: 100%

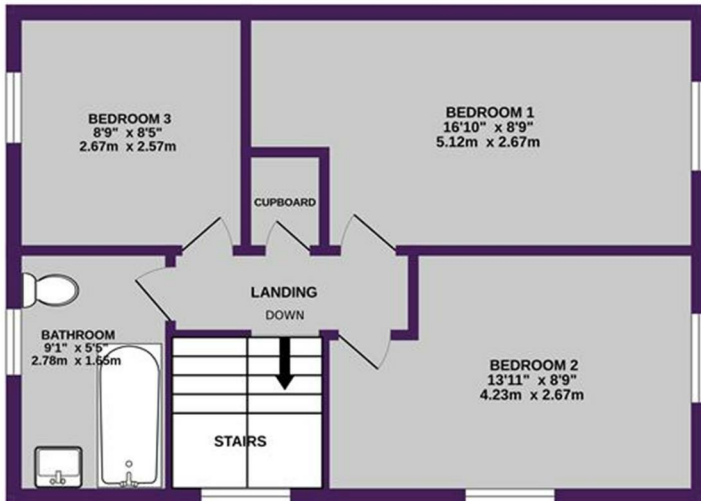
Important Notice
 These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.



GROUND FLOOR
 451 sq.ft. (41.9 sq.m.) approx.

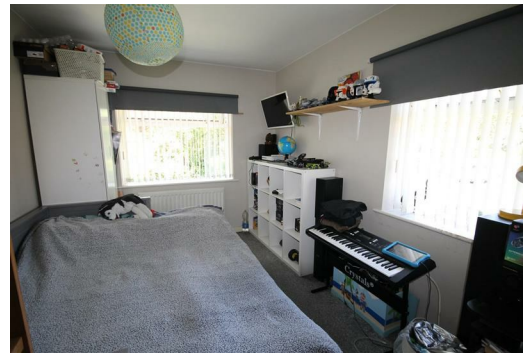


1ST FLOOR
 456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	D	D