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Ascend

Built on higher standards



Newport Street, Salford

Offers Over £195,000

For sale with NO ONWARD CHAIN! This two bedroom, mid-terrace property has been modernised and is located in a fantastic spot in Salford, just 15 minutes away from Manchester – ideal for anyone travelling into the city centre, MediaCityUK and the surrounding areas.

Boasting a good amount of space inside, you'll find it incredibly easy to get comfortable in this stylish home. With two generous-sized reception rooms with original floorboards, a fabulous modern kitchen with appliances and a beautiful fitted bathroom, there's not much more you could need.

Along with easy access to the M602/M60 motorways, you'll also have Weaste Metrolink just a 5 minute stroll away, and a number of bus routes, so you're perfectly connected for work and play. Salford shopping centre is just a 7 minute drive away and has a huge range of amenities on offer, literally everything you could need is within easy reach.

This freehold property boasts two double bedrooms and would make an ideal first home, or rental investment, so contact our team and get your appointment booked in to view!

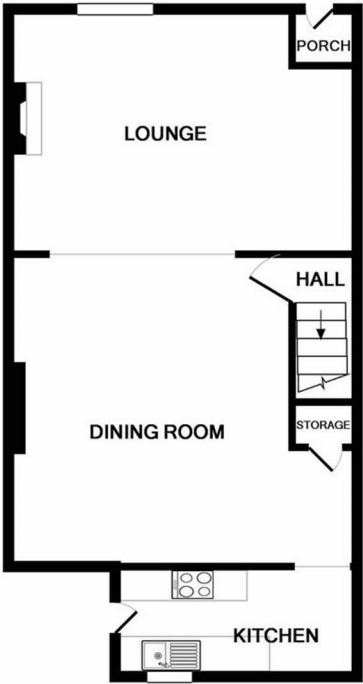
Images are for marketing purposes only, so the internal fixtures and fittings may vary.



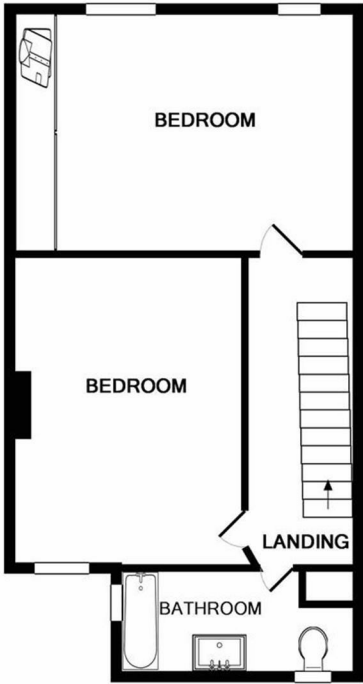
18 Newport Street, Salford, Lancashire, M6 5TW

Additional Information
Tenure: Freehold
Length of Lease Remaining: N/A
Annual Ground Rent: N/A
Council Tax Band: A
EPC Rating: C
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
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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