

# Ascend

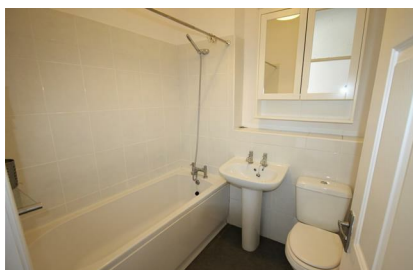
Built on higher standards



## 7 Evans Street Salford M3 7GE

- Two bedrooms
- Walk in wardrobe / Office space
- Part-furnished
- Well presented throughout
- Walking distance to Victoria Train Station
- Off road parking
- Close to the City Centre
- Available start of June
- Good storage including a boarded loft space
- Light and bright throughout

## £1,195 PCM



This rare find nestled beside the River Irwell and close to the city centre is one not to be missed. The two bedroom, part-furnished terraced house that's available soon is simply ideal for couples, friends and sharers alike. With two double bedrooms and a separate study zone or walk-in-wardrobe area, it offers brilliant storage solutions too.

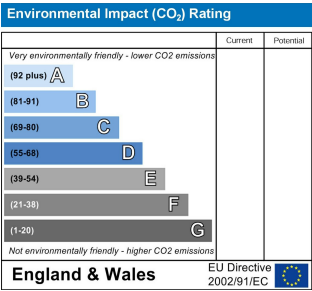
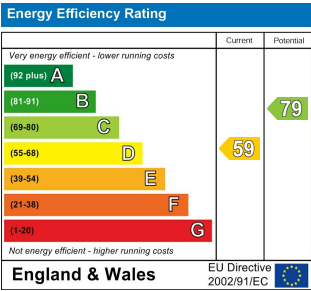
Boasting off-road driveway parking to the rear of the property, and located next to the Trinity Way ring road, this property offers excellent transport links, yet is also positioned only a 15 minute walk from the city centre of Manchester. This popular, ever-developing area of Salford offers the perfect balance of city and sub-urban living. With Peel Park in proximity and the peaceful riverside tracks nearby, evening strolls and jogs can be enjoyed on your doorstep with this home on Evans Street.

The house is located on a pedestrianised cul-de-sac tucked away in a quiet setting between the River Irwell and Trinity Road – a peaceful and unique passing area for city dwellers. The front of the property is positioned on Evans Street, whilst the rear backs on to a quiet road with vehicle access. Here is where you'll find the off-road driveway for parking a vehicle, as well as a pleasant area and back garden.

Inside the house, you'll find a well presented interior. Downstairs you're welcomed to a spacious, carpeted lounge with large windows and excellent wall storage options. Behind this rooms lies the kitchen, a well sized facility with integrated appliances and modern worktops. There's also a handy cupboard under the stairs.

Upstairs you will find a quirky layout, offering two double bedrooms – both with excellent storage and lots of natural light. If this wasn't enough, there's even a separate room which makes the perfect work-from-home office or walk-in wardrobe. Which one would you choose? As for the bathroom, this suite offers a bath-shower unit for choice.

Available 2nd June. 12 month tenancy. Council Tax Band A.



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