



Lawrence Copeland
town & city centre



FOR SALE

Lawrence Copeland

4 West King Street, Trinity Quarter M3 6BD

PRICE: £270,000 NO CHAIN

Occupying a pleasant location within 400m of Deansgate in the Trinity Quarter of Manchester City Centre, this most attractive, refurbished, extensive, mid mews terraced house was built with rustic facing brick to elevations, rendering to the first floor level of the front elevation under a pitched covered roof. The house has a combi gas central heating boiler system, uPVC double glazing and has recently undergone a comprehensive scheme of refurbishment including new decoration, new carpeting, blinds, LED lighting and refurbished kitchen and bathroom. The property is likely to appeal to owner occupier or property investor with a rental potential of £1,400 to £1,500 pcm. The property has gardens to the front and rear and there is a separately sited designated parking space.

ACCOMMODATION

Ground Floor

Open Porch with deep storage/boiler cupboard.

Entrance Hall with uPVC front door, light oak laminate flooring, double panel central heating radiator, understairs store, LED lighting.

Lounge/Dining Room (rear) measuring 18 ft 4 x 15 ft 11 (5.59m x 4.85m) with uPVC double glazed window and French door to garden, double panel central heating radiator, light oak laminate flooring, LED lighting.

Kitchen (front) measuring 9 ft 10 8 ft 3 (3.0m x 2.51m) with uPVC double glazed window, fitted wall and base units with white high gloss doors and light slate grey worktops with complementary splashback, ceramic hob with glass splashback, electric underoven, recess for fridge/freezer, space and plumbing for washing machine, one and a half bowl single drainer sink unit, vinyl floor covering, LED lighting.

On the **First Floor** there is a **landing** with access to the loft.

Bedroom One (rear) measuring 13 ft 6 x 11 ft 2 (4.11m x 3.40m) with uPVC double glazed window, double panel central heating radiator, LED lighting, contemporary grey carpet.

Bedroom Two (front) measuring 11 ft 6 x 11 ft 11 (3.51m x 3.38m) with uPVC double glazed window, contemporary grey carpet, double panel central heating radiator, LED lighting.

Bedroom Three (rear) measuring 9 ft 4 x 7 ft 9 (2.84m x 2.36m) with uPVC double glazed window, contemporary grey carpet, double panel central heating radiator, LED lighting, integral cupboard.

Luxury refurbished Bathroom/WC combined measuring 7 ft 6 x 5 ft 5 (2.29m x 1.65m) with two uPVC double glazed windows, attractive white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with electric overbath shower, chrome ladder radiator, part panelled walls.

Outside, there is an enclosed front garden and to the rear, a private enclosed patio garden with decorative gravel and enclosed fenced boundaries.

Note: there is a separately sited designated parking space further down the road on the right hand side which is available with this particular house.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 1984 with no ground rent.

Local Authority is Salford City Council
Council Tax Band: B

Directions

Travelling along Chapel Street in the direction of Manchester City Centre, just before the traffic light junction with Trinity Way, turn left in St Stephens Street. Continue along the road and just after the parade of shops on the right hand side, turn second right into West King Street where the property can be found.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

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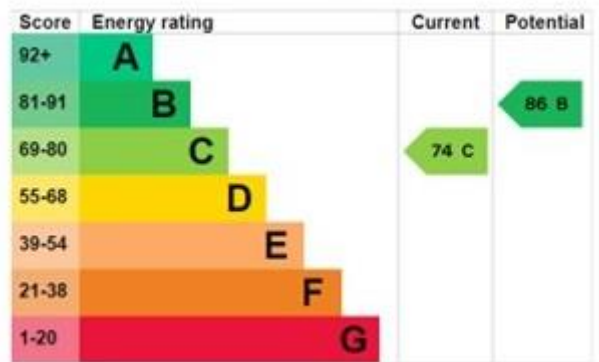


ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

4 West King Street SALFORD M3 6BD		Energy rating C
Valid until 16 February 2032	Certificate number 0120-2249-5020-2102-5125	

Property type	Mid-terrace house
Total floor area	83 square metres



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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