



Lawrence Copeland
town & city centre



FOR SALE

52 Merchants Quay, Salford Quays M50 3XG

PRICE: **£575,000 NO CHAIN**

NO CHAIN. Overlooking the waterfront of St Francis Basin to the rear and St Louis Basin to the front, an impressive, refurbished, extensive 3-storey end Town House built with rustic facing brick to elevations under a pitched tiled roof with Georgian style uPVC double glazed windows. Impressive, refurbished accommodation with combi gas central heating boiler system and high specification Kitchen and Bathrooms, attractive low voltage lighting, Amtico style mahogany finish strip flooring and Travertine tiling to the Bathrooms. Likely to appeal to family, owner occupier or even property investor with a rental potential of £1,600 - £1,700 pcm to a family or maximum of two sharers.

ACCOMMODATION

Ground Floor

Reception Entrance Hall with uPVC front door, Amtico style mahogany finish strip flooring, two storage cupboards, double panel central heating radiator, door to integrated garage, door to Dining Room.

Cloakroom/WC with designer style suite including feature wash hand basin, low level WC, travertine tiled floor and walls.

Dining Room (rear) measuring 12'5 (3.78m) x 9'2 (2.79m) with Amtico style mahogany finish floor covering, uPVC double glazed French doors to garden and opening to:-

High specification refurbished Kitchen (rear) measuring 11'11 (3.63m) x 7'7 (2.31m) with uPVC double glazed window, high specification fitted units with white high gloss doors and woodblock effect worktops incorporating a range of wall and base cupboards, ceramic hob with drawers below, split level stainless steel oven, stainless steel extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, integral fridge/freezer, one and a half bowl single drainer stainless steel sink unit, attractive white ceramic tile splashbacks, Amtico style mahogany floor covering.

First Floor - Landing

Lounge/Entertaining Room (rear) measuring 17'5 (5.31m) x 12'5 (3.78m) with uPVC double glazed French doors to Juliet balcony, uPVC double glazed window, double panel central heating radiator, Amtico style mahogany finish floor covering and attractive views over the waterfront of St Francis Basin.

Bedroom One (front) measuring 17'4 (5.28m) x 8'8 (2.64m) with uPVC double glazed window, single panel central heating radiator, Amtico style mahogany finish floor covering.

Luxury refurbished Shower Room/WC combined (front) with high specification white designer style suite with chrome fittings comprising low level WC, feature wash hand basin, glazed double shower cubicle with shower, travertine tiled walls and floor, chrome ladder radiator, boiler cupboard with combi gas central heating boiler system, uPVC double glazed window.

Second Floor

A further staircase leads to the **second floor landing** with Amtico style mahogany finish floor covering and access to loft via Slingsby style ladder.

Master Bedroom Two (rear) measuring 17'4 (5.28m) x 12'5 into recess (3.78m) with two uPVC double glazed windows, single panel central heating radiator, mahogany finish Amtico style floor covering and attractive water views and door to luxurious refurbished **En-suite Bathroom/WC combined** with high specification white designer style suite with chrome fittings incorporating low level WC, wash hand basin, corner Jacuzzi bath with shower attachment, travertine tiled floor and walls, chrome ladder radiator.

Bedroom Three measuring 13'5 (4.09m) x 8'8 (2.64m) with uPVC double glazed window, single panel central heating radiator, Amtico style mahogany finish floor covering.

Bedroom Four (front) measuring 9'4 (2.84m) x 8'2 (2.49m) with uPVC double glazed window, single panel central heating radiator, Amtico style mahogany finish flooring.

Note: the property comes with an Alarm System and has a CCTV system via the Nest app. Some of the LED lighting is controlled by the Phillips Hue remote system.

Outside

To the front of the property there is a decoratively landscaped front and side garden with inset driveway leading to integral brick garage measuring 18'3 long (5.65m) x 8'5 wide (2.57m) with electronically operated up-and-over door, connecting door to the main entrance hall of the house. Decoratively landscaped rear garden with decorative gravel, cedar decking, astro turf lawn and views overlooking the waterfront of St Francis Basin.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Local Authority is Salford City Council
Council Tax Band: E

Directions

Travelling from our office on Exchange Quay, turn right onto Trafford Road and just after the Cophorne Hotel, turn left into Merchants Quay where the property can be found on the right hand side, set back from the road.

Local Authority is Salford City Council

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.

A1824/K1622/I2722



ENERGY PERFORMANCE CERTIFICATE

52, Merchants Quay
SALFORD
M50 3XG

Energy rating
D

Valid until
18 March 2024

Certificate number
9288 3039 7217 0694 7994

Property type: end terrace house

Total floor area: 131 square metres



FLOOR PLAN

52, Merchants Quay, Salford



Total Floor Area: 131.0 m²
All measurements are approximate and for display purposes only.



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.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

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