



Lawrence Copeland
town & city centre



FOR SALE

83 Linen Court, Trinity Riverside, Manchester M3 6JG

PRICE: £230,000

Located on the popular Trinity Riverside development and built by Wimpey Homes, this attractive, semi-detached house was built with rustic facing brick to elevations under a pitched covered roof. The house has a combi gas central heating boiler system and a combination of uPVC double glazed windows and timber sealed unit double glazed windows. The house is likely to appeal to owner occupier or property investor with a rental potential of approx. £1,100 pcm. The kitchen and bathroom fittings have been updated in recent years and outside there is a designated parking space plus visitor parking on the development itself. The property lies within a quarter of a mile of Manchester City Centre. Internal inspection recommended.

ACCOMMODATION

Ground Floor.

Entrance porch/vestibule with double glazed window and front door.

Lounge (front) measuring 15 ft 7 x 12 ft (4.75m x 3.66m) with uPVC double glazed window, double panel central heating radiator, oak finish laminate flooring, feature fireplace with marble inset and hearth, understairs storage, open plan staircase.

Separate refurbished Dining Kitchen (rear) measuring 12 ft x 9 ft 2 (3.66m x 2.8m) with uPVC double glazed French doors to rear garden, uPVC double glazed window, double panel central heating radiator, oak finish laminate flooring, attractive fitted units with cream doors and granite effect worktops incorporating a range of wall and base cupboards, housed combi gas central heating boiler system, ceramic tile splashbacks, single drainer sink unit, extractor hood, gas hob with electric underoven, space and plumbing for washing machine, integral fridge and freezer, integral dishwasher.

First Floor.

Landing with access to loft.

Bedroom One (rear) measuring 12 ft x 9 ft 2 (3.66m x 2.8m) with double glazed window, single panel central heating radiator.

Bedroom Two (front) measuring 12 ft x 7 ft 2 (3.66m x 2.21m) with uPVC double glazed window, single panel central heating radiator, overhead ceiling cupboards.

Bathroom/WC combined (side) with double glazed window, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower, part ceramic tiled walls, ceramic tiled floor, single panel central heating radiator.

Outside to the front of the property is a designated parking space plus visitor parking bays and, to the rear there is a pleasant, enclosed garden with decorative gravel patio area, enclosed boundaries and side courtesy gate.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 10th July 1992 (968 years remaining). 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).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council
Council Tax Band: B

Directions

Travelling along The Crescent (A6) in the direction of Manchester City Centre, turn left into Adelphi Street, proceed for approximately a quarter of a mile, turn left into Blackburn Street then left into Linen Court where the house 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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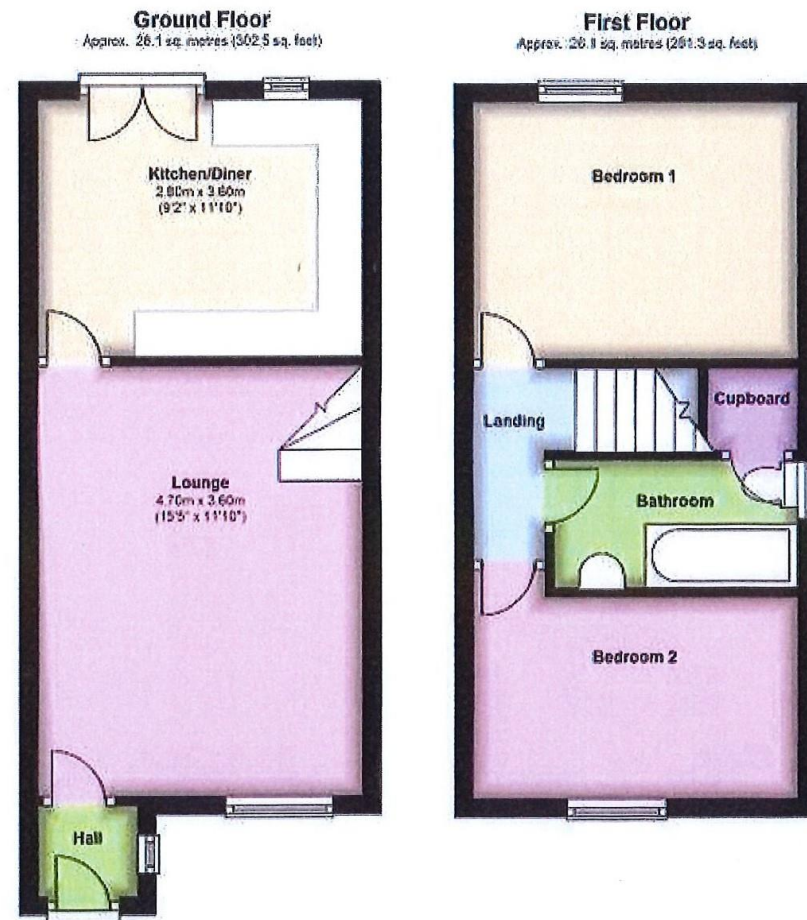
ENERGY PERFORMANCE CERTIFICATE

83 Linen Court SALFORD M3 6JG		Energy rating C
Valid until 16 February 2034	Certificate number 2120-6442-0040-6102-6195	

Property type	Semi-detached house
Total floor area	54 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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