



Lawrence Copeland
town & city centre



FOR SALE

8 Tudbury Way, Salford M3 6TW

PRICE: **OIEO £270,000**

Priced to Sell. Freehold. Owners, Investors, Potential Holiday Home. This stunning, innovatively designed, refurbished and enlarged mid mews house occupies a pleasant cul de sac position within a quarter of a mile of Manchester City Centre. The property has a combi gas central heating boiler system, uPVC double glazing, Velux style double glazed windows at first floor level and an amazing internal layout. Likely to appeal to owner occupiers, first time buyers or property investor looking for innovatively designed living accommodation with a difference with a rental potential of £1,400 to £1,500 pcm. On the ground floor there is a superb through Lounge/Dining Room/Kitchen, tastefully appointed with an additional cedar double glazed conservatory and picturesque rear garden. On the first floor, the accommodation has been completely redesigned with attractive modern living themes, light and airy with integrated storage areas. There is a secure residents' car parking area accessed via electronically operated gates with one designated parking space. Fantastic location adjacent to open amenity park and within 15 minute's walking distance of Manchester City Centre and Deansgate. Viewing not to be missed. Just superb!

ACCOMMODATION

Ground Floor: Entrance Porch/Vestibule with front door.

Superb through Lounge/Dining Room/Kitchen measuring 23 ft 3 x 11 ft 9 (7.09m x 3.58m) including open plan staircase, an impressive room with uPVC double glazed window to the front, rear patio doors to the Conservatory, open plan staircase, housed combi gas central heating boiler system.

High specification Fitted Kitchen Area with white high gloss doors and worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob with electric under oven, integral fridge/freezer, space and plumbing for washing machine, single drainer black resin sink unit, metro style ceramic tile splashbacks, slate finish porcelain floor throughout, breakfast bar/table, open shelves.

Conservatory measuring 11 ft 3 x 7 ft 11 (3.43m x 2.41m), cedar double glazed, oak laminate flooring with cantilever French doors to garden.

First Floor: The **landing** provides ladder access to the boarded **loft**.

Bedroom One (rear) measuring 9 ft 5 (including bulkhead) x 6 ft 8 (2.87m x 2.03m) with oak laminate floor, integrated raised super king size bed base with storage below, display shelves, uPVC double glazed window, apex ceiling with exposed timber trusses and Velux style uPVC double glazed skylight.

Bedroom Two (front) measuring 12 ft 8 in to recess x 5 ft 9 (3.86m x 1.75m) with uPVC double glazed window, light grey oak laminate flooring, built in storage cupboard, built in bunk bed and door to **Ensuite WC** with low level WC, wash hand basin, mirrored vanity cabinet, oak finish laminate flooring, extractor fan.

Bedroom Three (rear) measuring 10 ft 7 (plus wardrobe) x 5 ft 1 (3.23m x 1.55m) with apex loft ceiling, exposed timber trusses, integral wardrobe, under gallery study area with desk and drawers, double storage cupboard, raised double bed base via steps with storage cupboards, Velux style double glazed window, uPVC double glazed window, light oak laminate flooring.

Luxury Bathroom/WC combined (front) with beautiful, high specification white suite comprising low level WC, roll edge freestanding bath with shower attachment/stand, wash hand bowl on raised vanity unit with drawers below, mirrored vanity cabinet, ceramic tiled walls, feature flooring, chrome ladder radiator, glazed shower cubicle with shower with monsoon shower head and flexible hose, uPVC double glazed window.

Outside, there is a small front garden and, to the rear, a picturesque, landscaped, enclosed garden with decorative timber shed, integrated wooden bench, wildlife garden with pond, decorative flower bed areas, blackberries, raspberries, apple tree, fenced boundaries and gate giving rear access to the car park. Residents' car park with electronically operated gates with **designated parking space**.

Tenure

We are advised by the vendor the property is believed to be **Freehold**. 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).

Estate Charge

There is a small estate charge payable to the Management Company which covers the electric gates and management of the communal residents' car parking area, 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 along Adelphi Street which becomes Silk Street, follow the road to the traffic lights then turn right onto Blackfriars Road, turn right into Mount Street then second left into Tudbury Way 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

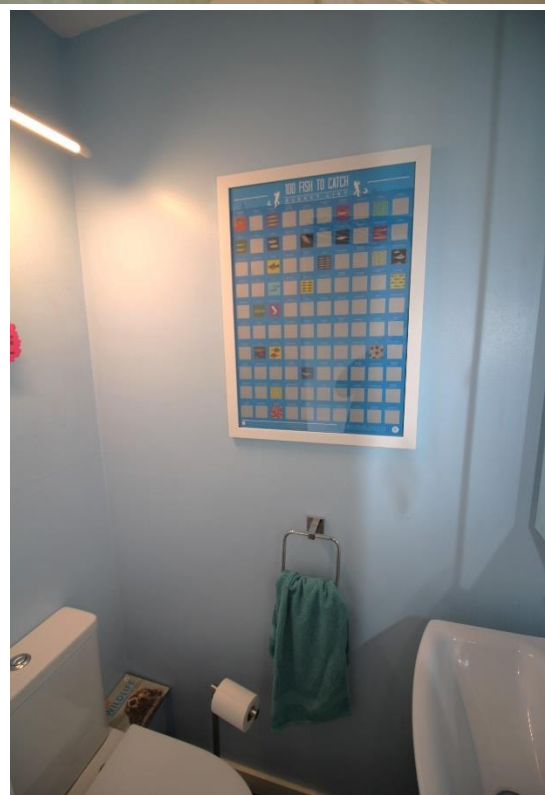
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ENERGY PERFORMANCE CERTIFICATE

8 Tudbury Way SALFORD M3 6TW		Energy rating C
Valid until 31 May 2034	Certificate number 0753-1201-3604-2045-1904	

Property type: Mid-terrace house
Total floor area: 53 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.

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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