



Lawrence Copeland
town & city centre



FOR SALE

29 Merchants Quay, Salford Quays M50 3XF

GUIDE PRICE: **£430,000** For sale by Informal Tender

Overlooking the waterfront of South Bay to the rear, this extensive, extra large design, refurbished, neo Georgian style end Mews House was built in 1986 with rustic facing brick to elevations, stucco rendering to part of elevations under a pitched tiled roof. The property has a combi gas central heating boiler system and UPVC double glazing. Good sized plot with gardens to the side and rear. Impressive accommodation likely to appeal to owner occupier or investor and affords possibly one of the best positions on Merchants Quay.

ACCOMMODATION

Ground Floor: Reception Entrance Hall with uPVC front door, oak finish laminate flooring, Cloaks Cupboard and understairs store. **Cloakroom/WC (front)** with uPVC double glazed window, low level WC, wall basin, chrome ladder radiator, marbleise feature wall and ceiling cladding and ceramic tiled floor.

Superb Lounge/Dining Room (rear) measuring 22 ft 6 x 17 ft into recess (6.86m x 5.18m) with two UPVC double glazed French doors to rear garden with views overlooking the waterfront of South Bay, two extensive built in double storage cupboards incorporating computer desk, hole in the wall feature fireplace with solid fuel wood burner, oak finish laminate flooring, uPVC double glazed French door to Conservatory and opening to Kitchen/Breakfast Room.

High Specification Fitted Kitchen/Breakfast Room (front) measuring 13 ft 10 x 8 ft 5 (4.22m x 2.57m) with Penthouse Red High Gloss fitted units with granite worktops incorporating island Breakfast Bar, pull out larder cupboard, Baumatic appliances, housing for microwave, split level oven, integral fridge and freezer, stainless steel extractor hood, ceramic hob, sink unit with granite drainer, integral washing machine, integral dishwasher, oak finish laminate flooring and combi gas central heating boiler system.

Conservatory (side) measuring 13 ft 5 x 11 ft 9 (4.09m x 3.58m) with ceramic tiled floor, two central heating radiators, uPVC double glazed French door to Lounge, French door to garden.

First Floor: Landing with built in linen cupboard, space saver staircase leading to loft conversion.

Bedroom One (front) measuring 15 ft x 10 ft 4 (4.57m x 3.15m) with built in wardrobes with sliding doors, chest of drawers, central heating radiator, uPVC double glazed window, side uPVC double glazed window and door to Ensuite Shower Room.

Ensuite Shower Room/WC combined (front) with uPVC double glazed window, low level WC, pedestal wash hand basin, glazed shower cubicle with shower, mirrored vanity cabinet, marbleise feature wall and ceiling cladding, ceramic tiled floor and chrome ladder radiator.

Bedroom Two (rear) measuring 13 ft 8 into wardrobes x 10 ft 7 (4.17m x 3.23m) with built in wardrobes with mirrored sliding doors, two uPVC double glazed windows with views overlooking South Bay, central heating radiator.

Bedroom Three (rear) measuring 10 ft 9 x 8 ft 7 (3.28m x 2.62m) with uPVC double glazed window with views overlooking South Bay, central heating radiator.

Master Bathroom/WC combined with uPVC double glazed window, white suite comprising low level WC, wall basin, shaped feature bath with glazed shower screen and overbath shower with monsoon shower head, chrome ladder radiator, marbleise feature wall and ceiling cladding and laminate flooring.

Upper Floor Loft Conversion with central landing with laminate flooring, space saver staircase with glazed balustrade.

Loft Room/Study measuring 12 ft 8 (into sloping eaves) x 10 ft 5 (3.86m x 3.18m) with sloping ceiling, laminate flooring, central heating radiator, Velux double glazed skylight window. **Shower Room/WC combined** measuring 12 ft 8 x 7 ft 9 (3.86m x 2.36m) with sloping eaves, Velux double glazed skylight window, low level WC, wash hand basin in vanity unit, mirror, chrome ladder radiator, central shower cubicle with glass double sliding doors and monsoon shower head.

Outside, there are enclosed side and rear landscaped gardens with cedar decking, artificial grass, wrought iron decorative railings to boundaries, uPVC storage shed.

The property comes with a designated **garage** in block and there are resident parking bays on Merchants Quay subject to permit and availability. There is also on street parking subject to permit.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st January 1986. 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 small estate 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: E

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road and turn left into Merchants Quay, proceed along Merchants Quay and the property can be found set back from the road on the left hand side.

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.

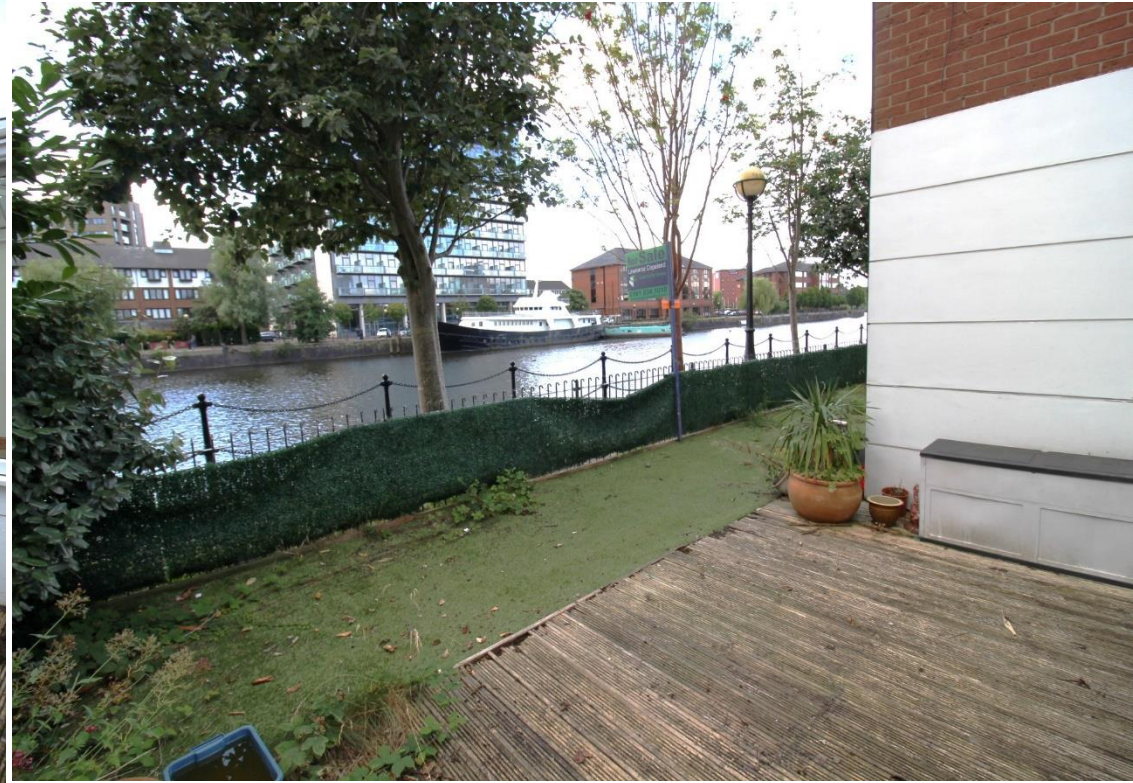
Photographs

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

H2724/G3024







ENERGY PERFORMANCE CERTIFICATE

29 Merchants Quay SALFORD M50 3XF		Energy rating C
Valid until 12 July 2033	Certificate number 2110-8043-5070-8107-0195	
Property type	End-terrace house	
Total floor area	135 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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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