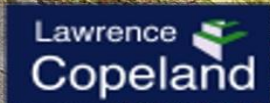




Lawrence Copeland  
town & city centre



FOR SALE



30 Merchants Quay, Salford Quays, Manchester M50 3XR

PRICE: **£595,000 NO CHAIN** \*furniture, furnishings & freestanding appliances available by separate negotiation

Occupying a superb position overlooking the waterfront of St Louis Basin to the rear, this stunning, beautifully presented, end three storey neo Georgian style town house was built with rustic facing brick to elevations under a pitched covered roof. The house offers extensive living accommodation of approximately 1,517 sq. ft with a gas central heating system and uPVC double glazing. The property has undergone a comprehensive scheme of refurbishment over the years and is likely to appeal to either owner occupier or property investor with a rental potential of approx. £1,800 pcm. One of the most impressive properties of its type for sale on Merchants Quay. Internal inspection recommended.

## ACCOMMODATION

**Ground Floor. Reception Entrance Hall** with uPVC double glazed front door, chrome low voltage spotlighting, Karndean oak flooring, double cloaks cupboard, understairs store, door to integral garage.

**Cloakroom/WC (front)** with uPVC double glazed window, high quality suite comprising low level WC, wash hand basin in vanity unit with cupboard below, Karndean oak finish flooring, high quality ceramic tiled walls.

**Dining Room (rear)** measuring 11 ft 5 x 10 ft 4 (3.48m x 3.15m) with uPVC double glazed French doors to garden, two feature brushed steel tubular vertical wall mounted radiators, Karndean oak finish flooring and opening to Kitchen.

**Refurbished Kitchen (rear)** measuring 9 ft 7 x 8 ft 9 (2.92m x 2.67m) with uPVC double glazed window, high quality fitted units with white high gloss doors with stainless steel handles and granite effect worktops incorporating a range of wall and base cupboards, under pelmet lighting, ceramic tile splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher, integral fridge, integral freezer, recess for Miele American fridge freezer (available by separate negotiation), microwave, fan assisted oven, gas hob with pull out extractor hood with light, one and a half bowl single drainer sink unit, wine rack, Karndean oak finish flooring, gas central heating boiler system.

**First Floor. Galleried landing** with staircase leading down to the ground floor and up to the second floor, single panel central heating radiator.

**Lounge (rear)** measuring 19 ft 6 x 11 ft 5 (5.94m x 3.48m) with uPVC double glazed window, uPVC double glazed French doors to Juliet Balcony with views overlooking the waterfront of St Louis Basin, English oak strip flooring, two feature tubular radiators, inset wall lights, wall mounted glass encased electric living flame effect fire, opening to Living Room/potential Fourth Bedroom.

**Living Room/potential 4<sup>th</sup> Bedroom (front)** measuring 14 ft 4 x 10 ft 5 (4.37m x 3.18m) with uPVC double glazed window, presently opening to Lounge, it was originally two separate rooms and can be easily converted back to a 4<sup>th</sup> bedroom by reinstating the wall and some other alterations, English oak strip flooring, single panel central heating radiator, double doors to the landing.

**Luxury Bathroom/WC combined (front)** with uPVC double glazed window, high quality ceramic tiled walls, chrome ladder radiator, Armitage Shanks art deco style suite with chrome fittings comprising low level WC, bidet, pedestal wash hand basin, inset mirror, feature shaped bath, large built in airing cupboard with hot water cylinder, toiletries display, porcelain ceramic tiled floor.

**Second Floor. Landing** with access to boarded loft via Slingsby style ladder with fanlight window to the gable elevation.

**Master Bedroom (rear)** measuring 19 ft 6 into wardrobes x 11 ft 5 (5.94m x 3.48m) with two uPVC double glazed windows with plantation shutters, single panel central heating radiator, high specification custom built light oak finish built in wardrobes and door to **Ensuite Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit with cupboard and drawers below, high quality ceramic tiled walls, extractor fan, ladder radiator, glazed feature front to double shower cubicle with Grobe power shower, glass display shelves, porcelain ceramic tiled floor with electric underfloor heating.

**Bedroom Two (front)** measuring 11 ft 2 x 10 ft 4 (3.40m x 3.15m) with uPVC double glazed window, radiator.

**Bedroom Three (front)** measuring 8 ft 10 x 7 ft 9 (2.69m x 2.36m) with uPVC double glazed window, radiator, feature wood panelled wall and Karndean oak flooring.

The property is tastefully appointed throughout and has attractive beech doors throughout and high quality chrome plug sockets and light switches to most rooms and offers amazing accommodation of approximately 1,517 sq. ft. The house has a CCTV system via a mobile app.

**Outside**, there is a landscaped front garden and driveway leading to integral brick garage with electronically operated up and over door which is aluminium foam filled to maximum insulation, power and lighting, gas meter, courtesy door to the hall of the property. To the rear is an attractive landscaped garden area with stone flagging, outside cold water tap, power, sensor floodlighting, two side courtesy gates to the left gable and superb views over the waterfront of St Louis Basin.

## Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 998 years from 1<sup>st</sup> January 1986.

## Service Charge & Ground Rent

The Ground Rent is £35 per annum (and has not changed since the property was built) and the small Service Charge covers the maintenance of the communal gardens only and is currently £645.87 per annum.

**Local Authority** is Salford City Council

**Council Tax Band: E**

## Directions

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

H2124/H1424







# ENERGY PERFORMANCE CERTIFICATE

30, Merchants Quay  
SALFORD  
M50 3XR

**Energy rating**  
  
D

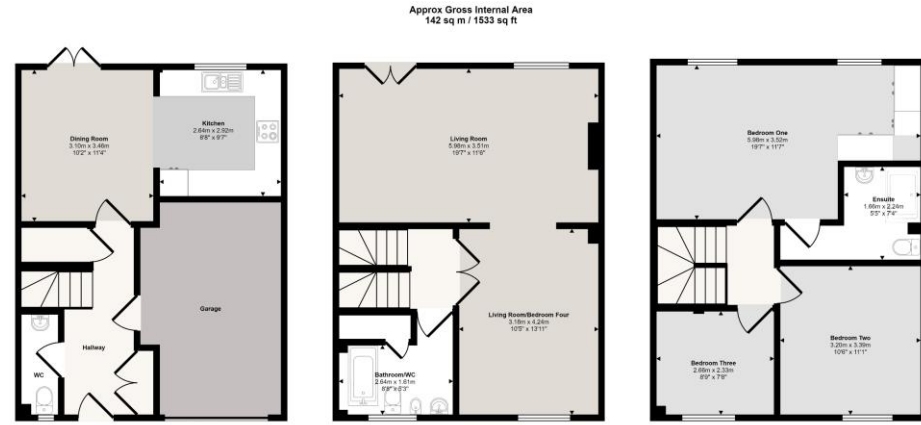
Valid until  
**17 November 2024**

Certificate number  
**8424-7229-2439-9298-9996**

Property type: end-terrace house  
Total floor area: 141 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



Ground Floor: Approx 47 sq m / 506 sq ft  
First Floor: Approx 47 sq m / 509 sq ft  
Second Floor: Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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](mailto:reception@lawrencecopeland.com)

Visit [www.lawrencecopeland.com](http://www.lawrencecopeland.com) to view our latest properties