



**Lawrence Copeland**  
town & city centre



FOR SALE

40 St Lawrence Quay, Salford Quays M50 3XT

PRICE: **£430,000 NO CHAIN** \* furniture, furnishings & free standing appliances available by separate negotiation

Occupying a sought after position overlooking the waterfront of Mariners Canal to the rear, this impressive, refurbished, extensive, 3 storey Town House was built with rustic facing brick to elevations under a pitched tiled roof. The house is attractively appointed and has a gas central heating boiler system and double glazing. Particular features of the property include an impressive Lounge/Entertaining Room on the first floor, high specification refurbished Dining Kitchen on the ground floor and attractive views, west facing, overlooking Mariners Canal to the rear. Ideal for owner occupier or property investor with a rental potential of £1,500 to £1,600 pcm. Impressive accommodation of approx. 1,119 sq. ft.

## ACCOMMODATION

### Ground Floor

**Entrance Porch/Vestibule** with front door, built in cloaks cupboard and door to Hall.

**Reception Entrance Hall** with inner front door, high specification grey oak finish floor covering and door to rear garden.

**Cloakroom/WC** with attractive suite comprising low level WC, wash hand basin, high specification grey oak finish floor covering, double glazed window.

**Superb, refurbished Dining Kitchen (through room)** measuring 22 ft 11 x 9 ft 4 (6.99m x 2.84m) with double glazed bay window to Mariners Canal and uPVC double glazed feature window from ground to first floor level with French doors to courtyard, high specification grey oak finish floor covering, doorway to the hall, high specification fitted kitchen units with a combination of light and charcoal grey doors, quartz worktop incorporating a range of wall and base cupboards, extractor hood, ceramic hob with deep drawers below, integral fridge/freezer, tall cupboard, utility cupboard with integrated dryer and washer, integral dishwasher, quartz splashback and feature mirror glass splashback, LED low voltage spotlighting, one and a half bowl stainless steel sink unit, breakfast bar/table, carousel base cupboard, split level oven and combination microwave oven, recently installed Worcester gas central heating boiler system.

### First Floor:

**Landing** with porthole double glazed window.

**Lounge/Entertaining Room**, an impressive room measuring 20 ft 6 into bay window x 16 ft 5 into recess (6.25m x 5.00m) with uPVC double glazed bay window, second double glazed window, views overlooking Mariners Canal, galleried balustrade overlooking the Dining Kitchen, high specification grey oak finish floor covering, electric living flame coal gas fire, 80 inch flat screen integrated TV.

### Second Floor:

**Landing** with access to loft.

**Bedroom One (rear)** measuring 12 ft 6 x 9 ft 6 (3.81m x 2.90m) with uPVC double glazed French doors to Balcony overlooking Mariners Canal, attractive built in double wardrobe.

**Bedroom Two (front)** measuring 12 ft 11 x 7 ft 4 (3.94m x 2.24m) with feature oriel double glazed window overlooking St Lawrence Quay.

**Refurbished Bathroom/WC combined** with high specification Porcelanosa white suite with chrome fittings comprising low level WC with concealed cistern, wall basin, tiled plinth, bath, glazed shower cubicle with shower, ceramic tiled floor, chrome ladder radiator, vanity mirror.

**Note: the property has stainless steel plug sockets and light switches to most rooms.**

**Outside** to the front of the property on St Lawrence Quay there is exclusive use of a driveway which leads to exclusive use of enclosed carport/garage with up and over door leading to parking area and courtyard with anthracite tiled floor, storage shed and patio area. To the rear of the property is a small garden area overlooking Mariners Canal.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1<sup>st</sup> July 1987. 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: E**

### Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road and at the second set of traffic lights, turn left into The Quays. Turn right at the next set of traffic lights onto a further continuation of The Quays, then turn third right into St Lawrence Quay 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.

**D0925/C0425/B0525/H1324**





## ENERGY PERFORMANCE CERTIFICATE

40, St. Lawrence Quay SALFORD M50 3XT		Energy rating <b>D</b>
Valid until <b>27 September 2029</b>	Certificate number <b>0868 2868 7116 9921 4241</b>	
Property type	Mid-terrace house	
Total floor area	104 square metres	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## EXTERNAL PHOTOGRAPHS



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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