



Lawrence Copeland
town & city centre



FOR SALE

111 Vancouver Quay, Salford Quays M50 3TX

PRICE: **£490,000 NO CHAIN** *furniture, furnishings & freestanding appliances available by separate negotiation

Occupying a particularly pleasant position overlooking the central communal landscaped gardens of Vancouver Quay, this extensive, beautifully presented and refurbished, three storey mid town house provides accommodation on three floors extending to approx. 1,334 sq ft with combi gas central heating boiler system and uPVC double glazing. Outstanding accommodation likely to appeal to owner occupier or property investor with a rental potential of approx. £1,600 pcm. The house has been completely redecorated and the kitchen and bathrooms have been refurbished.

ACCOMMODATION

Ground Floor. Reception Entrance Hall with front door, oak laminate flooring, single panel central heating radiator, understairs store/cloaks cupboard.

Refurbished, ground floor Cloakroom/WC with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, mirror, shelf, mosaic tiling to one wall, ceramic tiled floor, chrome ladder radiator, uPVC double glazed window.

Rear Porch/Vestibule with inner door and outer door to rear courtyard garden.

Refurbished Kitchen/Breakfast Room (front) measuring 11 ft 5 x 8 ft 6 (3.48m x 2.95m) with uPVC double glazed bay window overlooking the central communal gardens, with attractive fitted units with white high gloss doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob, electric underoven, space and plumbing for washing machine, recess for fridge/freezer, space and plumbing for dishwasher, decorative glass splashback, Baxi combi gas central heating boiler system, one and a half bowl single drainer sink unit, oak laminate flooring, double panel central heating radiator.

Dining Room (rear) measuring 11 ft 4 x 8 ft 10 (3.45m x 2.69m) with feature ground to first floor level uPVC double glazed window with French doors to courtyard garden, double panel central heating radiator, contemporary grey carpet.

First Floor. Landing with half landing, two built in storage cupboards and opening to:-

Impressive Lounge/Entertaining Room (front) measuring 15 ft 10 x 14 ft 5 into bay window (4.83m x 4.39m) with uPVC double glazed bay window, second uPVC double glazed window, views overlooking the communal courtyard garden, double panel central heating radiator, contemporary grey carpet.

Separate Galleried Study (rear) measuring 9 ft 2 x 9 ft 2 (2.79m x 2.79m) with galleried balustrade overlooking the Dining Room on the ground floor, uPVC double glazed porthole window, feature first floor to ground floor uPVC double glazed window, double panel central heating radiator, contemporary grey carpet, door to landing.

Second Floor. Landing.

Master Bedroom One (front) measuring 12 ft into wardrobes x 11 ft 9 (3.66m x 3.58m) with uPVC double glazed French doors to **Balcony** overlooking the central communal courtyard gardens, double panel central heating radiator, attractive range of built in wardrobes and door to Ensuite Shower Room.

Luxury refurbished Ensuite Shower Room/WC combined (front) with white Duravit suite with chrome fittings comprising low level WC, wash hand basin, glazed shower door to double shower cubicle with shower, mirrored vanity cabinet with light, chrome ladder radiator, porcelain tiled floor, part porcelain tiled walls.

Bedroom Two (rear) measuring 8 ft 10 into wardrobes x 9 ft (2.69m x 2.74m) with uPVC double glazed oriel window with deep sill, inset for double bed with cupboards above, built in wardrobe, built in corner desk/dressing table, contemporary grey carpet, access to loft, single panel central heating radiator.

Bedroom Three (rear) measuring 9 ft x 6 ft 7 into wardrobes (2.74m x 2.01m) with uPVC double glazed window, double panel central heating radiator, inset for single bed with overhead cupboards and shelves, wardrobe, desk, contemporary grey carpet.

Luxury refurbished Master Bathroom/WC combined with high specification white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and overbath shower, mirrored vanity cabinet with light, chrome ladder radiator, ceramic tiled walls, ceramic tiled floor.

Outside there is an enclosed front garden and exclusive use of rear enclosed courtyard with two car tandem parking space within carport/garage, enclosed patio area with decorative gravel. Ample visitor parking bays and 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 01/07/1987 (962 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: E

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road, turn left into The Quays, turn right at the traffic lights onto a further continuation of The Quays, turn third right into Winnipeg Quay and then turn right into Vancouver Quay 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

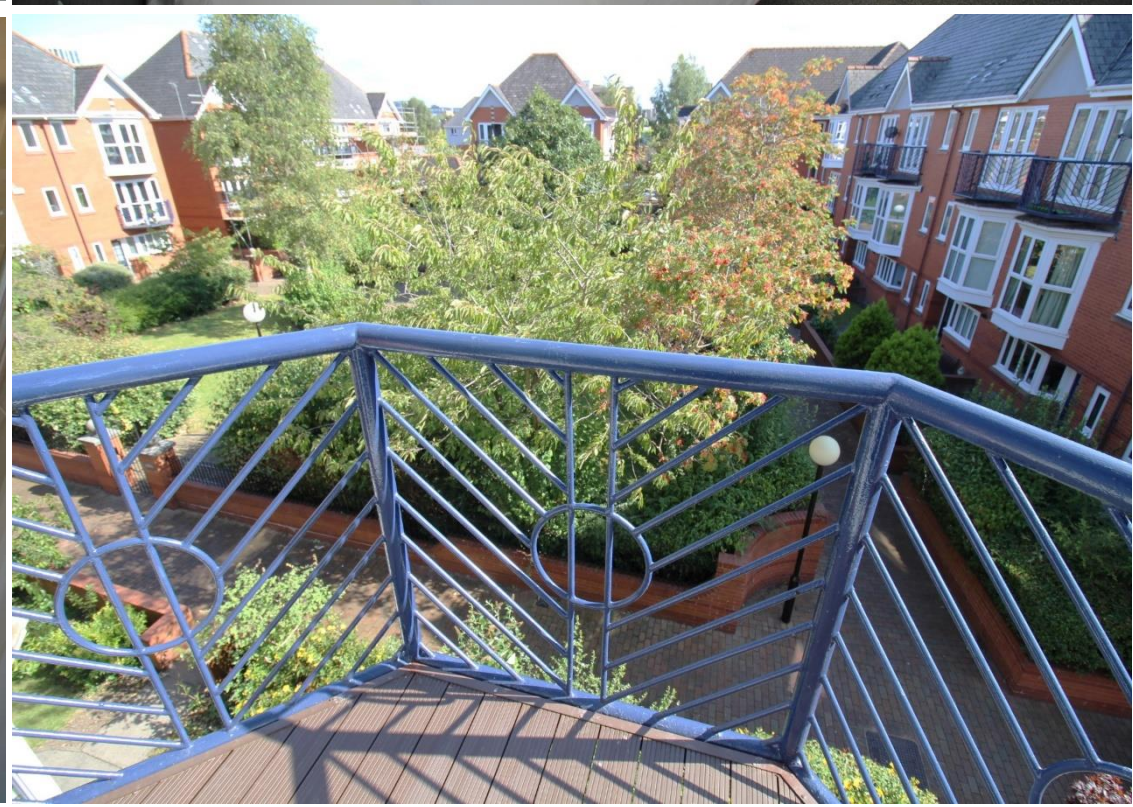
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

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

H2124







ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

111 Vancouver Quay SALFORD M50 3TX		Energy rating C
Valid until 5 June 2032	Certificate number 0258-1201-3202-2748-1304	

Property type	Mid-terrace house
Total floor area	124 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		



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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