



Lawrence Copeland
town & city centre



FOR SALE

58 Vancouver Quay, Salford Quays M50 3TU

PRICE: £450,000 NO CHAIN

Located on the popular Grain Wharf development overlooking the waterfront of Mariners Canal to the rear, this stunning, superbly refurbished, extensive, 3 storey mid Town House was built with rustic facing brick to elevations under a pitched tiled roof. The house has a combi gas central heating boiler system and uPVC double glazing. High specification interior, completely redecorated with new carpets and flooring. Additional features include exclusive use of driveway leading to exclusive use of car port/courtyard/garage with up and over door, thus providing parking for up to two cars. Amazing accommodation likely to appeal to owner occupier or investor with a rental potential of approximately £1,700 to £1,800 pcm.

ACCOMMODATION

Ground Floor:

Entrance vestibule with composite front door, built in cloaks cupboard, dark oak finish laminate flooring.

Entrance Hall area with composite door to garden and waterside, good sized deep storage cupboard, radiator, dark oak finish laminate flooring.

Shower Room/WC combined with high specification Rak suite in white with chrome fittings comprising low level WC, wall basin, feature ceramic tiled walls and floor, tiled shower cubicle with electric shower.

Dining Room (front) measuring 9 ft 5 x 9 ft 4 (2.87m x 2.84m) with floor to ceiling uPVC double glazed window with French doors to courtyard garden, light oak finish laminate flooring, radiator and opening to the Kitchen.

High specification Refurbished Kitchen (rear) measuring 12 ft x 9 ft 6 (3.66m x 2.90m) with uPVC double glazed bay window, housed Worcester combi gas central heating boiler system, high specification fitted units incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with double electric under oven, recess for fridge/freezer, space and plumbing for washing machine, integral dishwasher, metro style ceramic tile splashbacks, single drainer sink unit, low voltage spotlighting.

First Floor:

Landing with porthole feature double glazed window, radiator.

Impressive Lounge (rear) measuring 16 ft 3 x 12 ft 7 into bay window (4.95m x 3.84m) with uPVC double glazed bay window, second uPVC double glazed window, dark oak finish laminate flooring, radiator, low voltage spotlighting.

Bedroom One (front) with dark oak finish laminate flooring, radiator, extensive floor to ceiling uPVC double glazed window.

Second Floor: Landing with access to loft with loft ladder, high level double glazed window.

Master Bedroom Two (rear) measuring 14 ft 5 x 9 ft 4 with uPVC double glazed French doors to **Balcony** with views overlooking Mariners Canal, radiator, dark oak finish laminate flooring.

Bedroom Three (front) measuring 12 ft 9 x 7 ft 3 (3.89m x 2.21m) with extensive uPVC double glazed window with deep oriel sill, dark oak finish laminate flooring, radiator.

Luxury Master Bathroom/WC combined (rear) measuring 9 ft 4 (2.84m) x 6 ft 5 (1.96m) with uPVC double glazed window, high specification white suite with decorative black fittings comprising low level WC, wash hand basin in vanity unit, bath with glazed shower screen and over bath shower with rain shower head and flexible hose, toiletries display, part tiled walls, laminate flooring, ladder radiator.

Outside there is a small rear garden overlooking Mariners Canal and to the front of the property is exclusive use of driveway leading to exclusive use of an enclosed car port/garage/courtyard with up and over door providing parking for up to two cars, walled boundaries, flagged patio area, enclosed storage shed.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st July 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 all external maintenance of the building is covered including building insurance, window cleaning etc. 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 at The Quays and then right at the traffic lights onto a further continuation of The Quays, turning third right into Winnipeg Quay and then first right into Vancouver Quay where the property can be found 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.

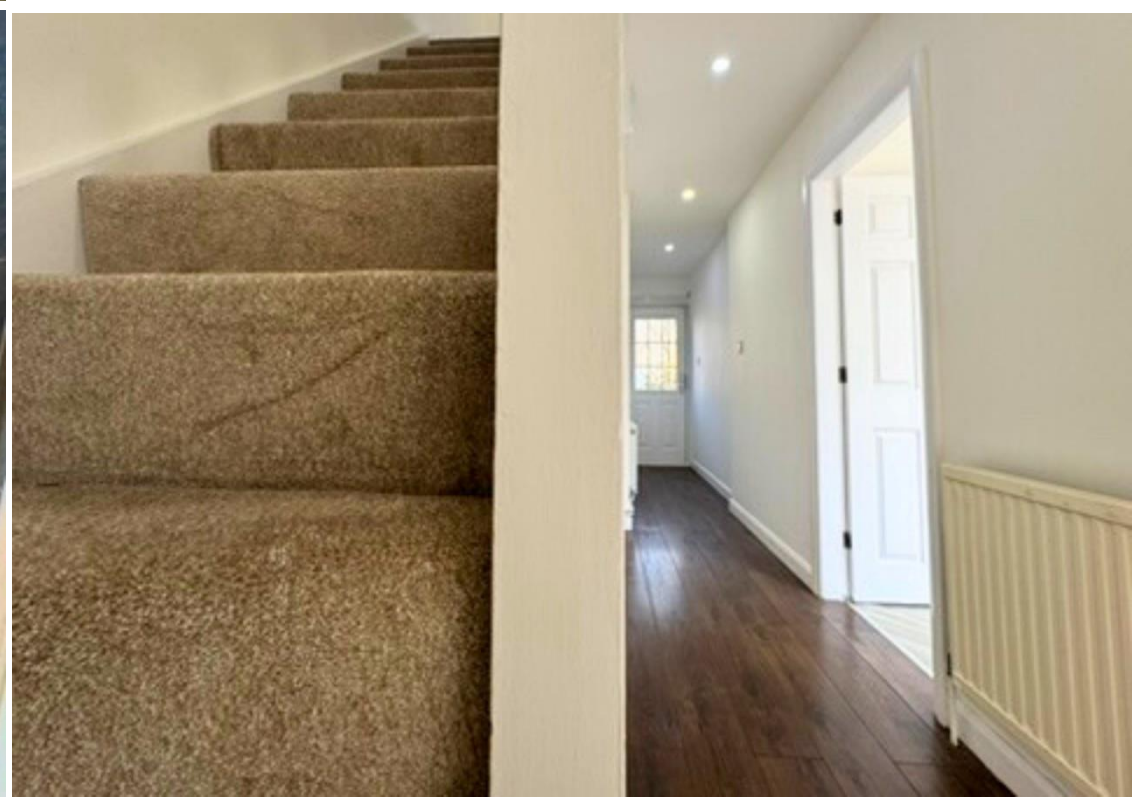
Fixtures and Fittings

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.

C2025/A2925/L0524







ENERGY PERFORMANCE CERTIFICATE

58 Vancouver Quay SALFORD M50 3TU		Energy rating C
Valid until 15 December 2031	Certificate number 9667-1901-3202-2649-1200	

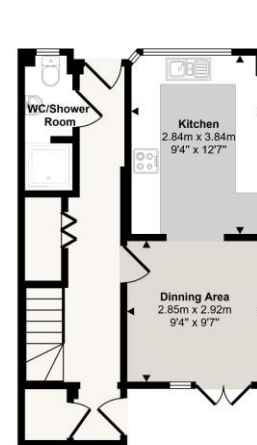
Property type Mid-terrace house

Total floor area 107 square metres

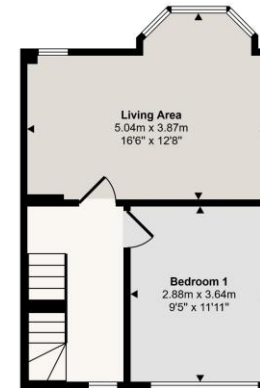
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-2	G		

FLOOR PLAN

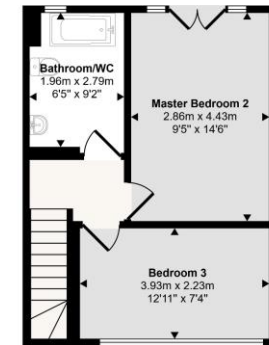
Approx Gross Internal Area
106 sq m / 1142 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 36 sq m / 385 sq ft



Second Floor
Approx 34 sq m / 363 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 error, 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.

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