



Lawrence Copeland
town & city centre



FOR SALE

28 Velour Close, Trinity Riverside, Manchester M3 6AP

PRICE: **£250,000**

Located on the popular Trinity Riverside development, overlooking open amenity green to the front, an impressive, refurbished, modern, end mews house built by Wimpey Homes with gas central heating system and uPVC double glazing. Likely to appeal to first time buyers, owner occupier or property investor with a rental potential of approximately £1,200 pcm. The house offers attractive accommodation, has a good sized rear garden and there is a residents car park. The house is located within a quarter of a mile of Manchester City Centre and Deansgate and adjacent to Salford University. All amenities available.

ACCOMMODATION

Ground Floor:

Entrance Porch/Vestibule with front door.

Feature Lounge (front) measuring 15 ft 5 x 11 ft 10 (4.70m x 3.61m) with uPVC double glazed window, double panel central heating radiator, engineered solid oak flooring, understairs store and door to Dining Kitchen.

Refurbished Dining/Kitchen (rear) measuring 11 ft 10 x 9 ft 3 (3.61m x 2.82m) with uPVC double glazed French doors to garden, uPVC double glazed window, double panel central heating radiator, ceramic tiled floor, fitted units with light grey doors and stone effect worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, under counter recess for fridge and for freezer, larder cupboard, single drainer sink unit, metro style ceramic tile splashbacks, extractor hood, gas hob and electric under oven, replacement gas central heating boiler system.

First Floor:

Landing with access to the loft.

Bedroom One (rear) measuring 11 ft 10 x 9 ft 2 (3.61m x 2.79m) with uPVC double glazed window, single panel central heating radiator.

Bedroom Two (front) measuring 11 ft 10 x 7 ft (3.61m x 2.13m) with uPVC double glazed window, single panel central heating radiator.

Refurbished Bathroom/WC combined (side) with uPVC double glazed window, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower with monsoon shower head and flexible hose, vinyl floor covering, part tiled walls, chrome ladder radiator.

Outside, there is a small front garden and running down the left hand side gable elevation of the property is access to a residents' car park with two parking spaces. To the rear is an enclosed, extensive, south east facing, rear garden with cedar decking, decorative gravel patio, bamboo shrubbery, fencing to the side, courtesy gate, artificial lawn area.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 10/07/1992 (966 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 small service charge payable to the Management Company to cover the communal landscaping and the building insurance and further details are available on request from our office.

Local Authority is Salford City Council

Council Tax Band: A

Directions

Travelling along The Crescent (A6) in the direction of Manchester City Centre, on coming to the traffic light junction with Adelphi Street, turn left into Adelphi Street and proceed, the road becomes Silk Street and turn left into Brocade Close, at the roundabout proceed straight across into Velour Close, following the road round to the left 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.

C1825/C1125/B2525/H2124/H1324





ENERGY PERFORMANCE CERTIFICATE

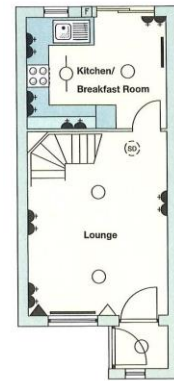
28 Velour Close SALFORD M3 6AP		Energy rating C
Valid until 19 August 2034	Certificate number 2120-2948-3040-1103-6191	

Property type	End-terrace house
Total floor area	50 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

Ground Floor



The open plan lounge leads to the well designed kitchen dining room with patio doors leading to the rear garden.

Lounge 4755 x 3660mm 15' 7" x 12' 0"
Kitchen/ Dining Room 3660 x 2800mm 12' 0" x 9' 2"

First Floor



Two well proportioned bedrooms and a centrally located bathroom complete the first floor.

Bedroom 1 3660 x 2800mm 12' 0" x 9' 2"
Bedroom 2 3660 x 2210mm 12' 0" x 7' 2"

- Ceiling lighting
- ▲ Television outlet
- ⏻ Single switch socket
- ⏻⏻ Twin switch socket
- ☹️ Smoke detector
- ☹️ Extractor fan
- ☎ Telephone outlet
- 🚿 Shower point
- Radiator



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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