



Lawrence Copeland
town & city centre



FOR SALE

16 Evans Street, Blackfriars, Salford, Manchester M3 7GE

PRICE: **£320,000 NO CHAIN**

FREEHOLD, NO CHAIN. Ideal for owner occupiers or property investors with a rental potential of approx. £1,300 pcm. Impressive, refurbished, mid period house of character in unique road, within a quarter of a mile of Manchester City Centre and Deansgate. Great accommodation with combi gas central heating boiler system, double glazing, extensive enclosed courtyard garden with sun patio area, fenced boundaries, wrought iron gates providing access to drive area with parking for possibly two/three cars, if required.

ACCOMMODATION

Ground Floor: Entrance porch/vestibule with front door and inner front door.

Feature Lounge (front) measuring 12 ft 4 x 12 ft 3 (3.76m x 3.73m) with hole in the wall feature fireplace with electric fire, meter cupboard, radiator and door to refurbished Dining Kitchen.

Refurbished Dining Kitchen (rear) measuring 12 ft 3 x 12 ft (3.73m x 3.66m) with uPVC double glazed window, back door, open plan staircase with understairs store, central heating radiator, attractive fitted units with contemporary grey doors and granite effect worktops incorporating a range of wall and base cupboards, drawer pack, metro style ceramic tile splashbacks, stainless steel extractor hood, gas hob with electric under oven, sink unit, space and plumbing for washing machine, recess for fridge/freezer.

Refurbished Bathroom/WC combined (rear) with double glazed window, attractive contemporary white Rak suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with over bath shower and shower rail, vinyl floor covering, part tiled walls.

First Floor: Landing.

Bedroom One (front) measuring 12 ft 3 x 12 ft 4 (3.73m x 3.76m) with double glazed window, contemporary grey carpet, radiator.

Bedroom Two (rear) measuring 11 ft 9 x 9 ft 3 (3.58m x 2.82m) with integral wardrobe with cupboard above, built in airing cupboard with Worcester combi gas central heating boiler system, double glazed window, radiator.

Outside

To the front of the property, there is a pedestrianised residents courtyard area, decoratively landscaped with original period lamp posts from the Victorian era. To the rear of the property there is an extensive enclosed courtyard garden with sun patio area, fenced boundaries, wrought iron gates providing access to drive area with parking for possibly two/three cars, if required.

Tenure

We are advised by the vendor the property is believed to be **Freehold free from chief rent.** 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).

Local Authority is Salford City Council
Council Tax Band: A

Directions

Travelling along Trinity Way in the direction of Cheetham Hill, proceed along the A6042 crossing over the traffic light junction at Blackfriars Road and turn first left into Springfield Lane, turn first left into Dean Road and then Evans Street can be found on the left 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.

C1125





ENERGY PERFORMANCE CERTIFICATE

16 Evans Street SALFORD M3 7GE		Energy rating C
Valid until 4 July 2032	Certificate number 6120-7160-0411-0006-1233	

Property type Mid-terrace house

Total floor area 59 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXTERNAL PHOTOGRAPH



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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