

Lawrence Copeland
town & city centre



FOR SALE

50 Angora Drive, Trinity Riverside, Salford M3 6AR

PRICE: **£250,000**

Situated on the popular Trinity Riverside development, a refurbished, mid mews house with gas central heating system, uPVC double glazing and alarm system. Ideal for owner occupiers or property investor with a rental potential of approx. £1,200 pcm. Presently let on fixed AST until 12th June 2025 at £1,185 pcm (unfurnished). The property has an enclosed rear garden, and the development has communal residents' parking. Great location within a quarter of a mile of Manchester City Centre.

ACCOMMODATION

Ground Floor:

Entrance Porch/Vestibule with front door.

Impressive Lounge (front) measuring 15 ft 7 x 11 ft 11 (4.75m x 3.63m) with open plan staircase with understairs store, uPVC double glazed window, laminate flooring, double panel central heating radiator, door to Dining Kitchen.

Refurbished Dining Kitchen (rear) measuring 11 ft 10 x 9 ft (3.61m x 2.74m) with uPVC double glazed window, uPVC double glazed French doors to garden, attractive fitted units with white doors and wood effect worktops incorporating a range of wall and base cupboards, housed gas central heating boiler system, stainless steel extractor hood, splashback, gas hob with electric under oven, single drainer stainless steel sink unit, vinyl floor covering, radiator.

First Floor: Landing with access to loft.

Bedroom One (rear) measuring 11 ft 10 into wardrobes x 9 ft 1 (3.61m x 2.77m) with uPVC double glazed window, single panel central heating radiator, built in triple wardrobe with mirrored sliding doors.

Bedroom Two (front) measuring 11 ft 10 x 7 ft 1 (3.61m x 2.16m) with uPVC double glazed window, single panel central heating radiator.

Bathroom/WC combined (mid) with attractive white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and electric over bath shower, built in airing cupboard, radiator, vinyl flooring, part tiled walls.

Outside there is a small front garden area and an enclosed rear garden with lawn and patio. There is communal residents' parking.

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, currently £466.08 per annum), payable to the Management Company (to cover the communal landscaping and building insurance only) 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, turn left into Adelphi Street. Proceed along Adelphi Street and the road then becomes Silk Street. Continue along Silk Street, turning left into Brocade Close and at the roundabout turn right into Angora Drive, following the road round 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.

D2925





ENERGY PERFORMANCE CERTIFICATE

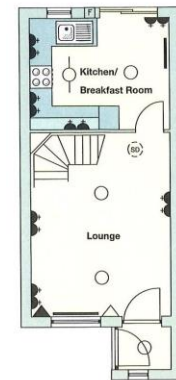
50, Angora Drive SALFORD M3 6AR		Energy rating C
Valid until 9 December 2025	Certificate number 8392-5204-7129-6297-4253	

Property type Mid-terrace house
Total floor area 56 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 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
- ⬮ Smoke detector
- ⬮ Twin switch socket
- ⬮ 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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