



Lawrence Copeland  
town & city centre



FOR SALE

4 Angora Drive, Trinity Riverside M3 6AR

PRICE: £250,000



Located on possibly one of the most sought after roads on the popular Trinity Riverside development, this semi detached house was originally built by Wimpey Homes with rustic facing brick to elevations under a pitched tiled roof. The house has a gas central heating system and a combination of timber and uPVC sealed unit double glazing. The property has been refurbished and house stands set back from the road with its own two car tandem driveway and delightful rear garden with feature pergola and cedar decking. Likely to appeal to owner or property investor with a rental potential of £1,200 pcm.

## ACCOMMODATION

### Ground Floor:

**Entrance Porch/Vestibule** with front door, double glazed window and ceramic tiled floor.

**Lounge (front)** measuring 15 ft 6 x 11 ft 11 (4.72m x 3.63m) with double glazed window, open plan staircase with understairs store, laminate flooring.

**Separate Refurbished Dining Kitchen (rear)** measuring 11 ft 11 x 9 ft 1 (3.63m x 2.77m) with uPVC double glazed French doors to garden, uPVC double glazed window, ceramic tiled floor, fitted units with maple finish doors and slate effect worktops incorporating a range of wall and base cupboards, corner base cupboard, stainless steel extractor hood, gas hob with electric under oven, integral slimline dishwasher, recess for fridge/freezer, space and plumbing for washing machine, ceramic tiled splashbacks, housed gas central heating boiler system.

On the **First Floor**, a landing provides access to the loft.

**Bedroom One (rear)** measuring 11 ft 11 x 9 ft 1 (3.63m x 2.77m) with triple built in wardrobe, uPVC double glazed window and laminate flooring.

**Bedroom Two (front)** measuring 11 ft 11 x 7 ft 2 (3.63m x 2.18m) with double glazed window.

**Refurbished Bathroom/WC combined** with uPVC double glazed window, attractive 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, mirrored vanity cabinet, metro style part ceramic tiled walls, mosaic ceramic tiled floor, built in airing cupboard.

**Outside**, there is a small front garden and a two car tandem driveway and side courtesy gate leading to enclosed, private, mature, south east facing, rear garden with lawn, patio, mature trees and shrubs, cedar deck and pergola.

### 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 (967 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).

**Local Authority** is Salford City Council  
**Council Tax Band: B**

### Directions

Travelling from Manchester in the direction of Salford, along Chapel Street (A6), on coming to the traffic light junction with The Crescent, turn right into Adelphi Street and proceed following the road round where the road then becomes Silk Street, turn left into Brocade Close, right at the roundabout into Angora Drive 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

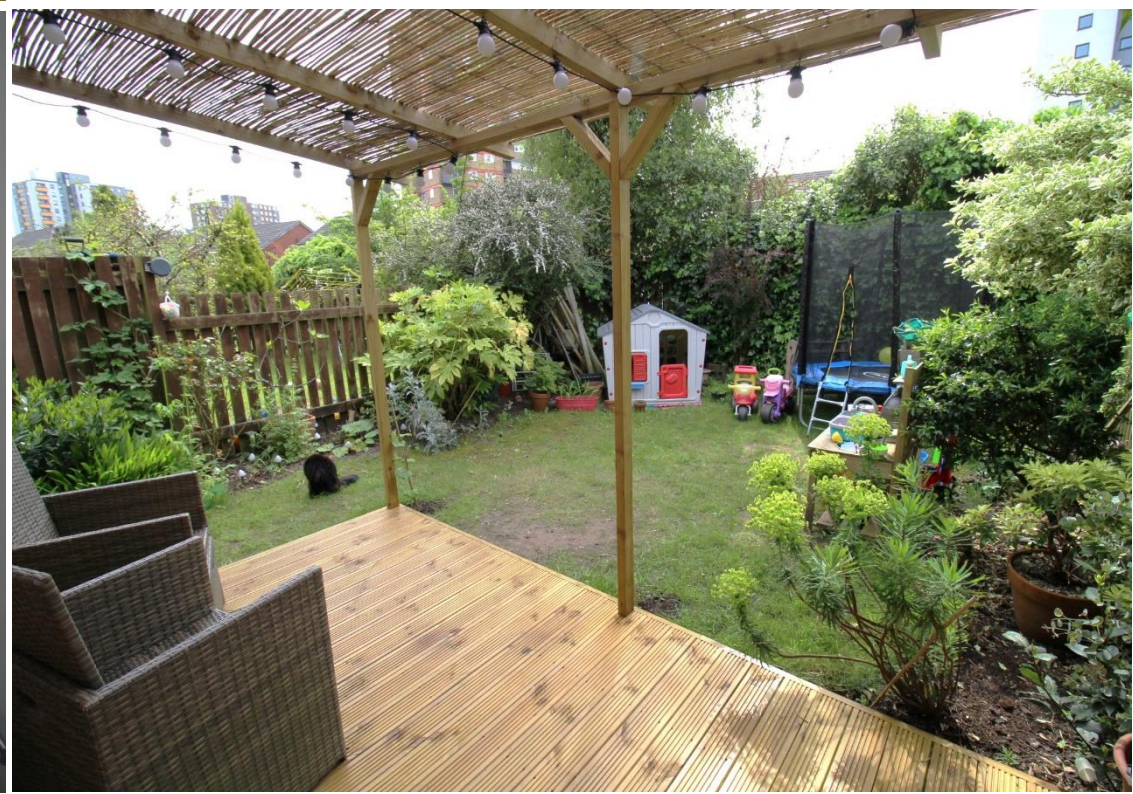
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

**E1424**











# ENERGY PERFORMANCE CERTIFICATE

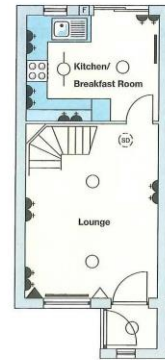
4, Angora Drive SALFORD M3 6AR		Energy rating <b>D</b>
Valid until <b>29 May 2027</b>	Certificate number <b>8903-0005-7229-4077-9533</b>	

Property type: Semi-detached house  
Total floor area: 15 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 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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