



Chimney Pot Park is an AWARD-WINNING MODERN DEVELOPMENT in the heart of Salford, close to excellent amenities and transport links including the Metro-link into Manchester, Salford Quays and Media City. Featuring a 22FT OPEN PLAN KITCHEN/DINER, NO CHAIN and UNDERCROFT PARKING! Developed by Urban Splash this upside-down townhouse boasts two bedrooms and the bathroom to the ground floor, with a spacious open plan 22ft kitchen/diner with access to a GARDEN TERRACE to the first floor and a cosy living room to the 2nd floor. The property benefits from UNDERCROFT PARKING and comes fully double glazed and gas central heated. Built to the highest standards throughout and in excellent internal condition the property would make the ideal first home and therefore comes highly recommended for viewing. To book your viewing contact the office on (0161)7074900!

Laburnum Street
Salford, M6 5LZ

Offers in Excess of £145,000

0161 7074900
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Location

The location is ideal for city commuters, being only a short drive to Manchester. Salford Quays and MediaCityUK are even closer. Metrolink and bus stops are within walking distance and the region's Motorway network is also close by. These award winning houses, were redesigned by Urban Splash into modern, eco-friendly homes, built to high quality design standards, preserving the traditional street scene of the city's famous terraced houses. This 'upside-down house' has light and spacious living/dining areas with gardens raised to first floor level, and bedrooms and a bathroom located at the lower level.

Entrance Hallway

Ceiling light point, wall-mounted radiator and under stairs cupboard with boiler, storage and washing machine.

Bedroom One 11' 8" x 10' 5" (3.55m x 3.17m)

Double glazed surround to the side, wall-mounted radiator, ceiling light point and carpeted floors. Light-well provides light and air. Built in storage.

Bedroom Two 9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors. Built in storage

Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

Fitted three piece suite comprising of low level WC, wall-mounted hand wash basin and bath with thermostatic shower over. Ceiling spotlights, wall-mounted towel radiator and wood flooring.

Open plan kitchen/diner 22' 10" x 11' 11" (6.956m x 3.624m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Built-in oven, hob and extractor, built-in fridge/freezer. Solid wooden flooring, double glazed window to the front, ceiling spotlights, wall-mounted radiator, stairs to second floor and sliding door leading to the rear terrace.

Lounge 11' 9" x 12' 1" (3.58m x 3.68m)

Double glazed roof window, ceiling spotlights, wall-mounted radiator and carpeted floors.

Garden terrace

Private decked seating area on the first floor terrace, with planted borders and gardens with paved patio.





