



36, Alban Street, New Broughton, Salford, M7 1NQ

This modern three storey three bedroom town house is located in the new district of New Broughton in Salford a Countryside Development. Entrance hall with access to the garage and the third bedroom which has en-suite shower. On the first floor there is a spacious living/kitchen room with Juliet balcony. On the second floor two further bedrooms can be found one with en-suite and a further family bathroom. UPVC double glazing and gas central heating. Off road parking and enclosed rear garden. No Chain

Asking Price £295,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Staircase leading to the first floor. Access to the garage. Door to bedroom Three.

Bedroom Three

9'10" x 8'8"

Upvc double glazed double doors to the rear garden. Single radiator. Door to

En-Suite

7'2" x 5'7"

Upvc double glazed window. Wash hand basin, w.c corner shower cubicle, Single radiator.

Garage

Double garage with up and over door.

First Floor

Upvc double glazed window. Staircase to second floor.

Living/Dining Room

16'4" x 15'0"

This spacious room has upvc double glazed windows and french doors. Double radiators, tv point.

Kitchen

9'4" x 8'2"

White high gloss wall and base units with stainless steel one and a half sink unit. Integral fridge/freezer, oven, gas hob, extractor hood. Plumbing for automatic washing machine. Upvc double glazed french doors.

Second Floor

Cupboard housing hot water heating system.

Master Bedroom

11'11" x 9'4"

Upvc double glazed window, tv point, double radiator

En-Suite

Upvc double glazed window, wash hand basin, wc and shower cubicle.

Bedroom Two

11'11" x 9'4"

Upvc double glazed window, tv point, double radiator

Bathroom

6'8" x 6'6"

Upvc double glazed window, wash hand basin, wc and bath with shower attachment.

Gardens

Driveway to the front. Enclosed rear garden with garden shed and access to the rear communal area.

Additional Information

Annual Service Charge- £371.64

Ground Rent- £100.00

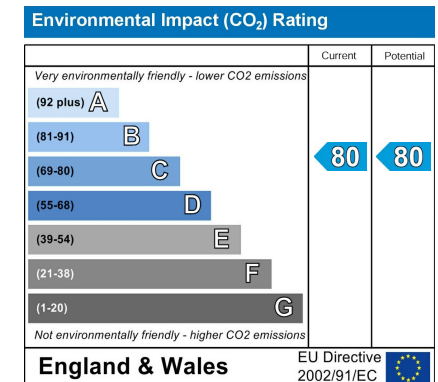
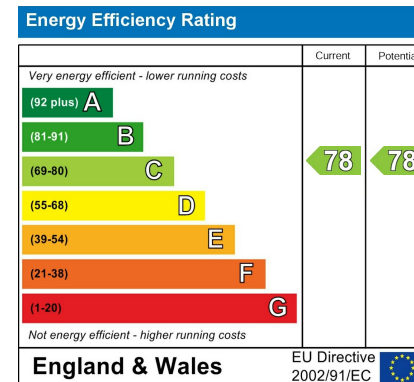
Leasehold- 250 years from 2007

Council Tax Band- B

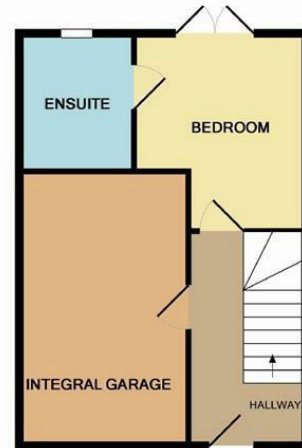
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Agents Notes

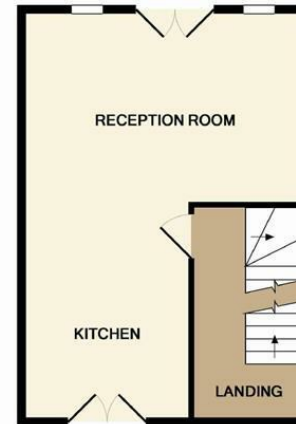
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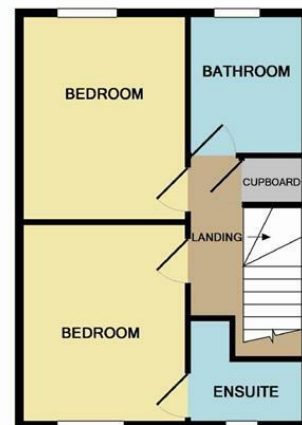


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR



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