



397 Langworthy Road, Salford, M6 7AH

Offers Over £120,000

ONE BEDROOM GROUND FLOOR FLAT IN SALFORD

Welcome to this charming house located at 397 Langworthy Road in Salford. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a welcoming home.

As you step inside, you will be greeted by a spacious living room that provides ample space for relaxation and entertaining. The open-plan kitchen area is designed for both functionality and style, making it a wonderful place to prepare meals and gather with family and friends. The layout of the living space ensures that natural light flows throughout, creating a warm and inviting atmosphere.

The property features a conveniently situated bathroom and a comfortable bedroom, providing a private retreat for rest and relaxation. The thoughtful design of the home ensures that every area is utilised effectively, making it feel both spacious and cosy.

One of the standout features of this property is the off-road parking, which adds an extra layer of convenience in this bustling area. You will appreciate the ease of access and the peace of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	83

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Open Plan Living Space
- One Generously Sized Bedroom
- Ideal For Single Occupancy Or Professional Couple
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hardwood door to vestibule.

Vestibule

3'7 x 3'7 (1.09m x 1.09m)

Wood effect flooring and door to hall.

Hall

8'9 x 5'9 (2.67m x 1.75m)

Electric radiator, doors to reception room, bedroom and bathroom, door to storage.

Reception Room

27'9 x 10'3 (8.46m x 3.12m)

UPVC double glazed window, electric radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbing for washing machine, space for fridge freezer and wood effect flooring.

Bedroom One

13'7 x 8'10 (4.14m x 2.69m)

UPVC double glazed window, electric radiator and integrated storage.

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Electric radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, part tiled elevation, extractor fan and wood effect flooring.

External

Off road parking.

