



Reservoir Street

Salford



In Excess of £230,000

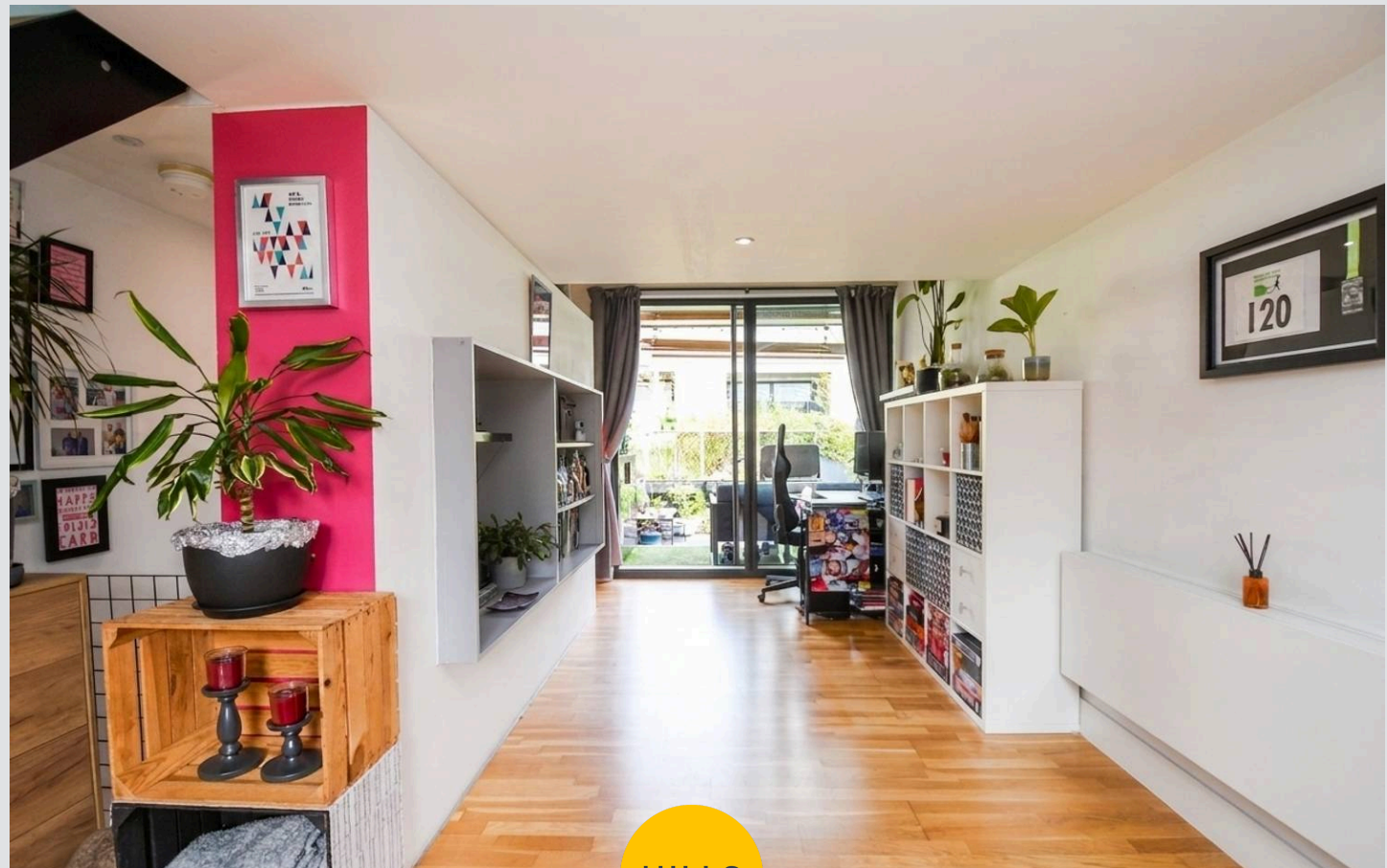
Reservoir Street

Salford

STUNNING THREE BEDROOM PROPERTY located on the AWARD WINNING 'CHIMNEY POT PARK' DEVELOPMENT! Benefitting from three double bedrooms, a 22ft lounge diner and a secure parking space! Council Tax band: B

Tenure: Leasehold

- Stunning THREE bedroom terraced property located on the award winning 'Chimney Pot Park' development
- Within walking distance of Salford Quays&Media City, which are host to a fine array of bars, shops and restaurants
- Three double bedrooms, with a light well in the main bedroom
- Close to Langworthy Tram Stop, with Direct Access to Manchester City Centre
- Contemporary three piece bathroom, complete with a 'sunken' bath
- Large 22ft lounge diner, with sliding doors leading out onto the garden terrace at the rear
- Modern fitted kitchen on the top floor, complete with a 'chimney' style light well
- Benefits from a Secure parking space
- Ideal for First Time Buyers and Investors Alike



HILLS



Entrance Hallway

Lounge/Diner

23' 0" x 11' 11" (7.01m x 3.63m)

Kitchen

12' 0" x 10' 2" (3.66m x 3.09m)

Bedroom One

8' 8" x 11' 11" (2.65m x 3.64m)

Bedroom Two

8' 6" x 10' 6" (2.58m x 3.20m)

Bedroom Three

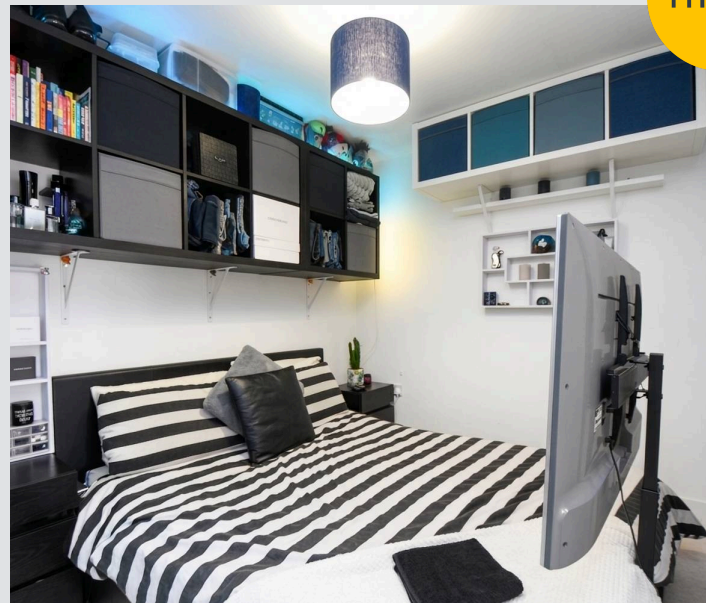
12' 10" x 10' 2" (3.92m x 3.09m)

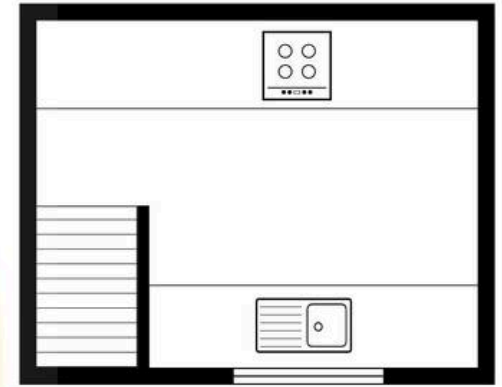
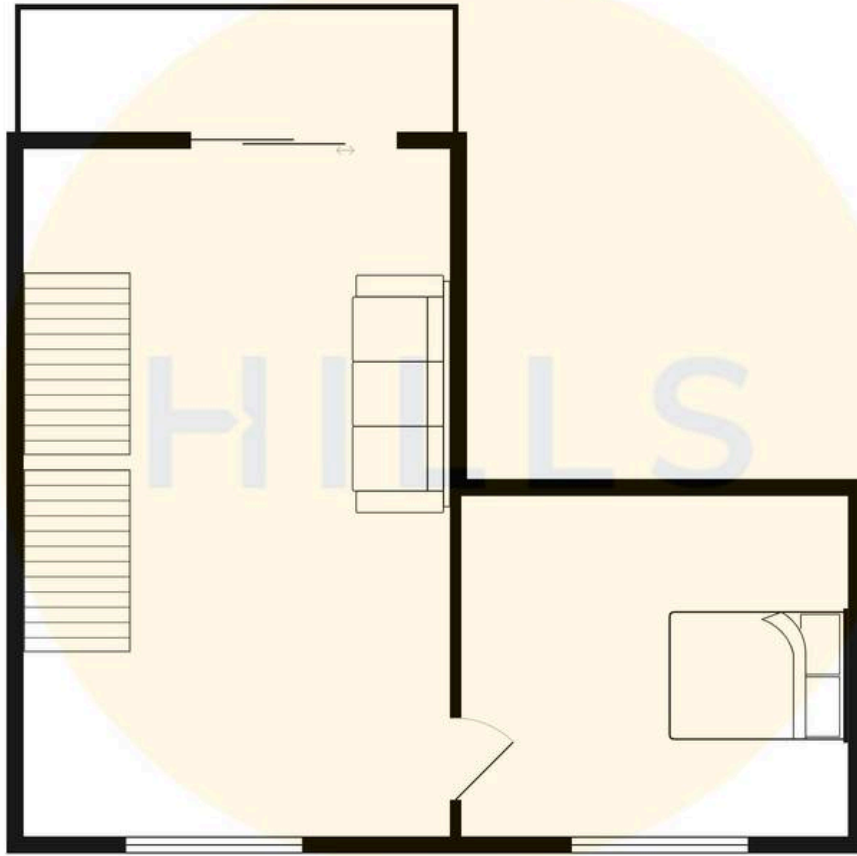
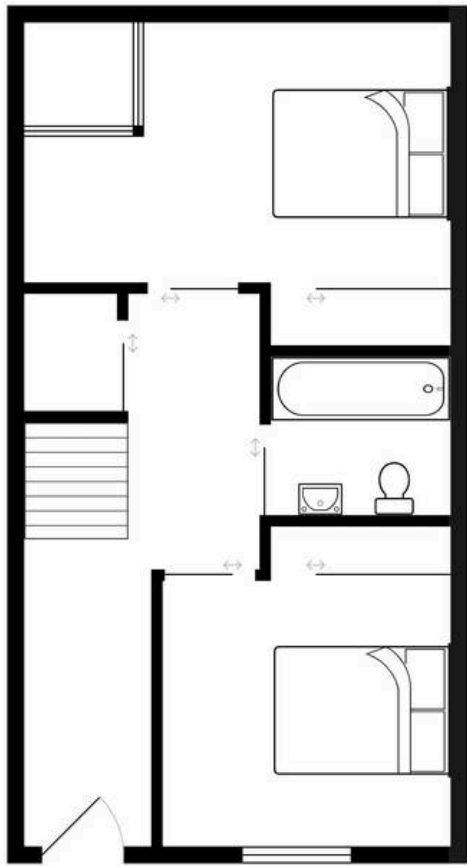
Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.