



5 Sandywell Lane, Salford, M3 7FF

We are pleased to have for sale this immaculate three bedroom townhouse located on Sandywell Drive in Salford. It has been tastefully decorated throughout and is a standout property within the area.

The versatile accommodation comprises of, entrance vestibule, W.C, lounge, kitchen/living room, two double bedrooms and bathroom on the first floor and a huge master bedroom with lounge area and en-suite on the second floor. Oak flooring throughout, electric heaters. Enclosed rear garden. Car parking to the front. No Chain. Mortgage Buyers Welcome

Asking Price £535,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Oak flooring, door through to openplan Living/kitchen

Front Room

10'11" x 15'4"

Double glazed window, Oak flooring and electric heater

Living / Kitchen

15'4" x 24'8"

This spacious room has Oak flooring, twin double glazed doors to the rear garden. Oak staircase to the first floor. The kitchen a range of wall and base units with a kitchen island, complimentary granite worktop, under cabinet lighting, integrated oven, hob, extractor, dishwasher, fridge and freezer.

W/C

3'6" x 4'6"

Low level W.C, hand wash basin, fitted mirror and fitted mirror.

First Floor

Two deep cupboards, one housing the hot water system the other has the ventilation and plumbing for washing machine. Access to-

Bedroom Two

8'3" x 10'6"

Double glazed window and door leading to the balcony. Oak flooring and electric heater, spot lighting.

Bedroom Three

12'6" x 15'5"

Double glazed window and door. Oak flooring and electric heater, spot lighting.

Bathroom

8'6" x 8'4"

The piece white suite with shower attachment, w.c and wash hand basin. Heated towel rail and fitted mirror.

2nd Floor

Oak staircase up to -

Master Bedroom/Lounge

33'3" x 15'4"

This large and spacious room versatile has a vaulted ceiling, Oak flooring and electric heaters. Double glazed windows front and rear aspects. It has a bedroom area, lounge and access to a walk in en-suite.

En-Suite

6'10" x 5'7"

Part tiled Walk in shower with rain attachment and mixer, hand wash basin, low level w.c with vanity mirrored unit and complimentary lighting, heated towel rail

Externally

Driveway parking. Rear Garden.

Additional Information

Service Charge £250.00 pa

Lease 250 Years from 2016

Ground Rent £450.00 pa

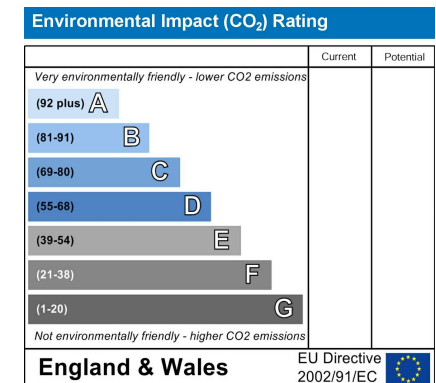
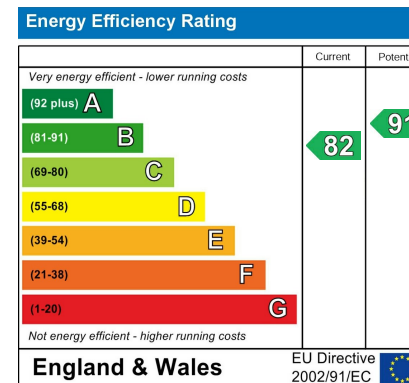
Development Managed by Irwell Riverside.

Agents Notes

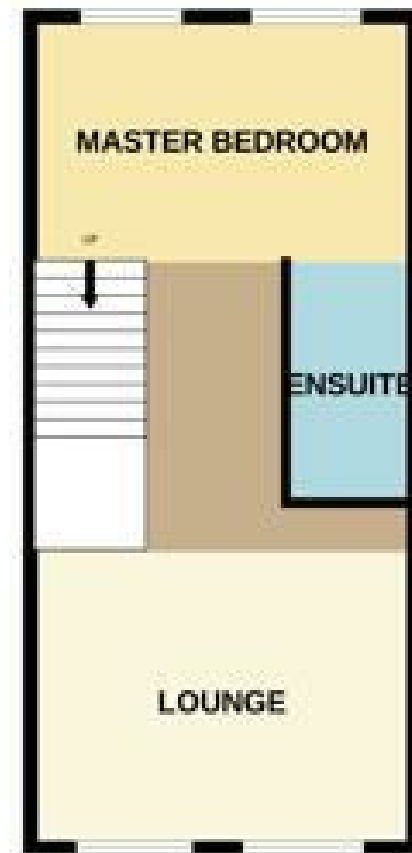
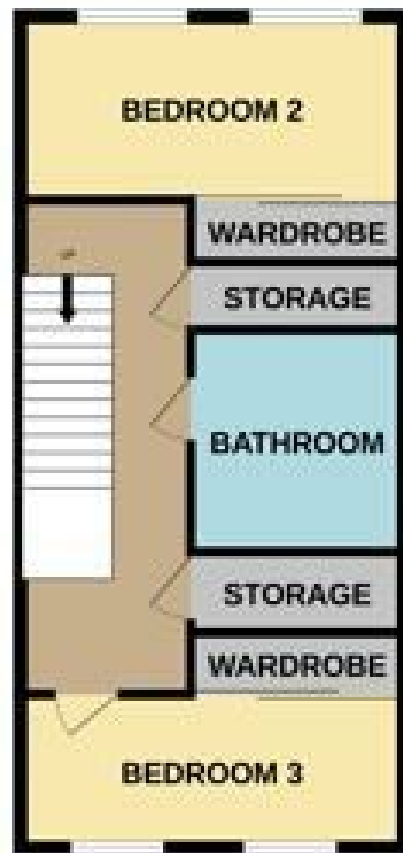
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

