



232a Great Clowes Street, Salford, M7 2ZS

Jordan Fishwick are pleased to have for sale this exquisite four bedroom end townhouse which has been tastefully modernised over the years. This charming property presents an excellent opportunity for families or professionals seeking a comfortable and spacious home. Spread across 1,183 sqft, all the bedrooms are well-proportioned with large windows letting in lots of natural light. Upon entering, you are welcomed into an open plan kitchen / lounge with a large kitchen island and integrated breakfast bar. The lounge has a built in media wall and fire place. The property includes a W.C on the ground floor an en-suite on the first floor and a family sized bathroom on the second floor. The property also features one allocated parking space and visitor parking. NO ONWARD CHAIN.

Price £315,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Building

Great Clowes Street is a lovely location, offering a blend of tranquillity and accessibility. Residents can enjoy nearby amenities, including shops, parks, and excellent transport links, making it easy to explore all that Manchester has to offer.

In summary, this townhouse is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

Kitchen / Lounge

13'2" x 32'1"

The kitchen has a high specification with a large kitchen island with integrated breakfast bar, integrated wine cooler, microwave and oven, extractor fan and hob. The kitchen includes wall and base units with complimentary stone worktop, floor ambient lighting. The lounge is spacious and has a built in media wall with integrated fireplace, double UPVC doors leading out onto the front garden. Wooden flooring throughout, spot lighting, electrical power sockets. Storage is found just next to the W.C.

W.C

3'1" x 4'7"

Located under the stairs, low level hand wash basin, W.C.

First Floor

Access to bedrooms one and two.

Bedroom One

13'11" x 13'2"

This spacious bedroom includes fitted carpets, spot lighting, electrical power sockets, large double glazed UPVC window.

Bedroom Two / Dressing Room

6'11" x 13'3"

Currently being used as a dressing room, fitted carpets, fitted wardrobe, double glazed UPVC window, leads into the en-suite.

En-Suite

10'6" x 6'7"

The large en-suite is part tiled with a walk in shower, fitted mirror, W.C, low level hand wash basin with additional storage, fitted mirror, chrome heated towel rail, spot lighting.

Second Floor

Access to bedrooms three, four and the bathroom.

Bedroom Three

13'2" x 11'8"

Fitted carpets, double glazed UPVC door leading out onto the balcony with views of Albert Park, spot lighting, electrical power sockets.

Bathroom

6'10" x 6'5"

Part tiled bathroom, with shower attachment and mixer, fitted mirror, hand wash basin, W.C, heated chrome towel rail.

Bedroom Four

13'2" x 7'4"

Fitted carpet, spot lighting, large double glazed UPVC window, electrical power sockets.

Externally

One allocated parking space, and visitor parking, front garden with private ginnel access, balcony with views of Albert Park, garden shed.

Additional Information

Leasehold details- 999 years from 2015

Ground Rent- £131.13 reviewed every 10 years next review 31st December 2026

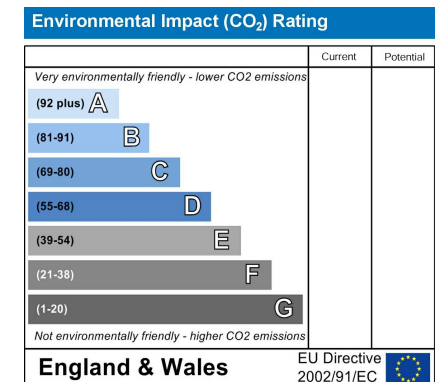
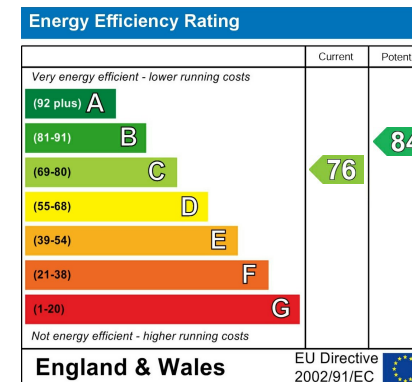
Service Charge- £420.00

Council Tax- C

EPC-TBC

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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