



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. 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

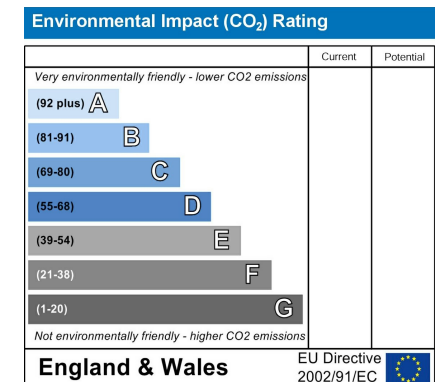
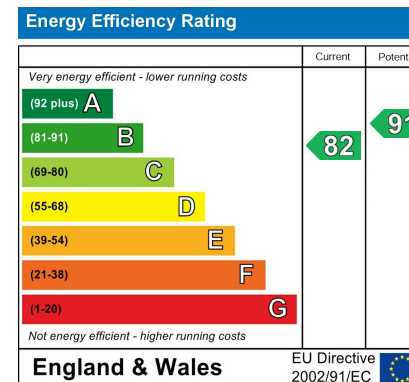
Development Managed by Irwell Riverside.

Agents Notes

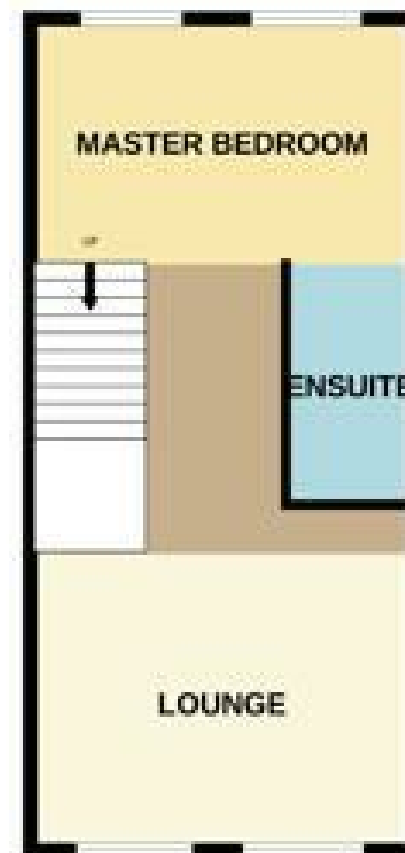
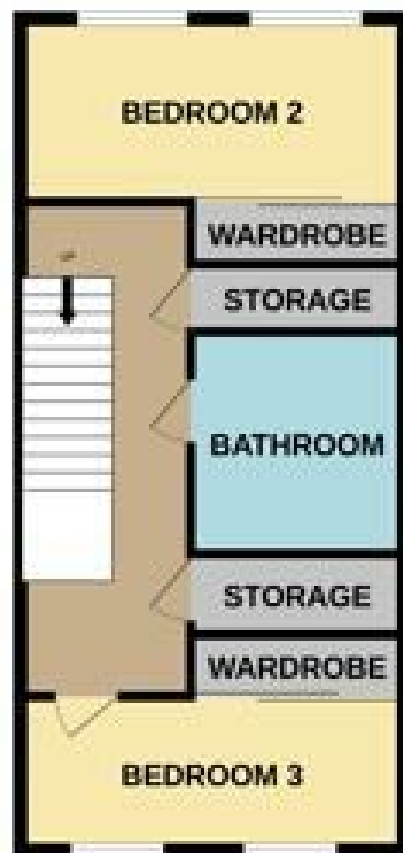
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

