



Reservoir Street

Salford



In Excess of £180,000

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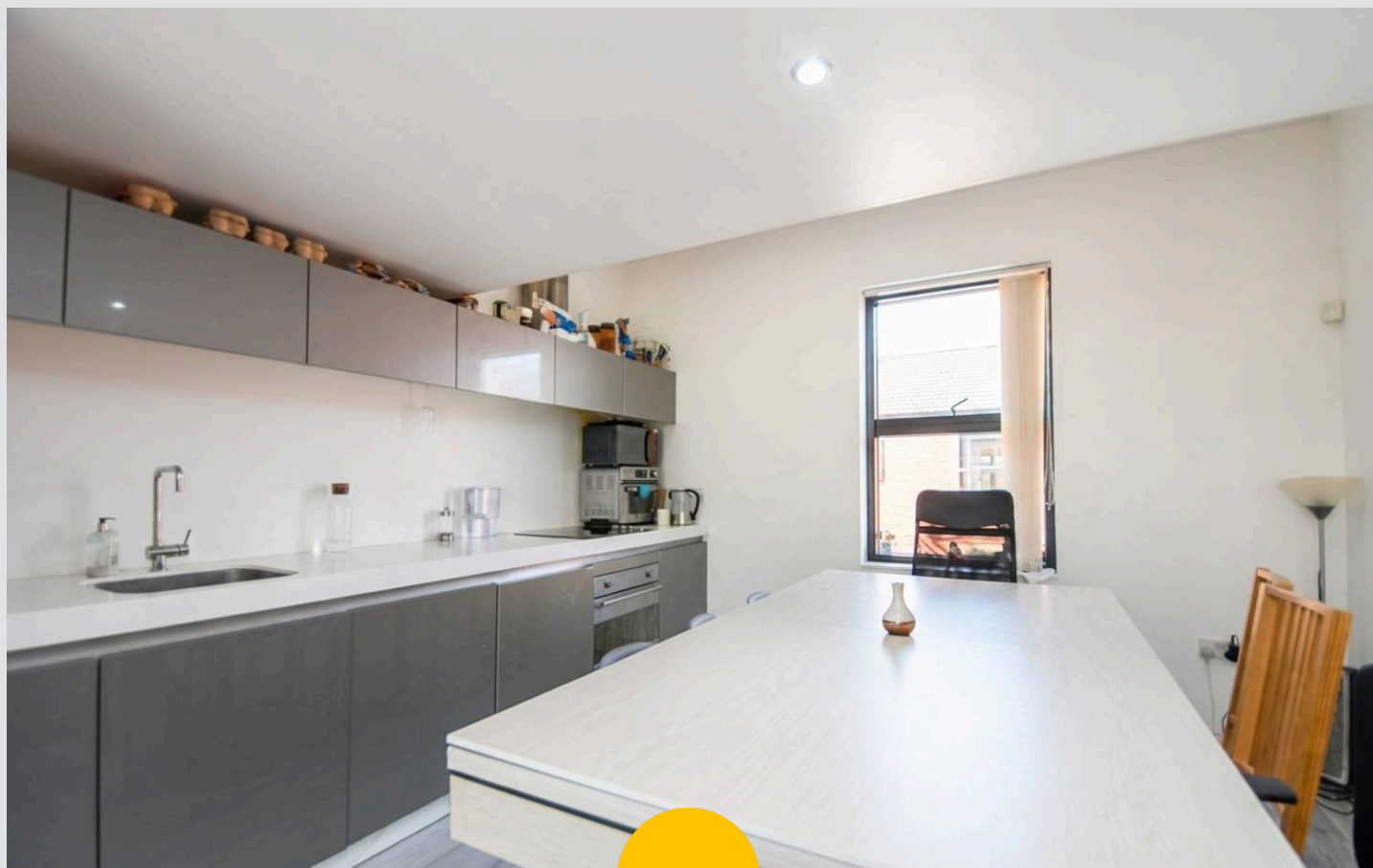
Salford

CHAIN FREE TWO BEDROOM PROPERTY located on the AWARD WINNING 'CHIMNEY POT PARK' DEVELOPMENT! Benefitting from a 23FT MODERN KITCHEN DINER with access to the GARDEN TERRACE!

Council Tax band: A

Tenure: Leasehold

- CHAIN FREE Two Bedroom Property on the Award Winning 'Chimney Pot Park' Development
- Two Double Bedrooms, with a Lightwell to the Master Bedroom
- 23FT Modern Kitchen Diner with Access to the Garden Terrace
- Garden Terrace with Decked and Paved Areas Creating a Great Social Space
- Three-Piece Bathroom Suite with the Typical 'Sunken Bath'
- Cosy Lounge to the Second Floor
- Close to Langworthy Tram Stop, with Direct Access to Manchester City Centre
- Within Walking Distance of Salford Quays/Media City
- Ideal for First Time Buyers and Investors Alike



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Entrance Hallway

11' 2" x 3' 0" (3.40m x 0.91m)

Lounge

23' 2" x 11' 8" (7.06m x 3.55m)

Kitchen

12' 7" x 11' 9" (3.83m x 3.58m)

Bathroom

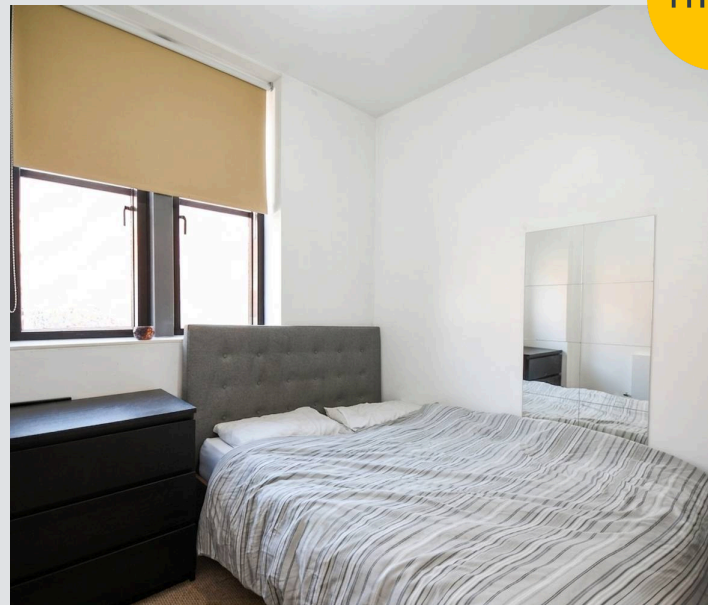
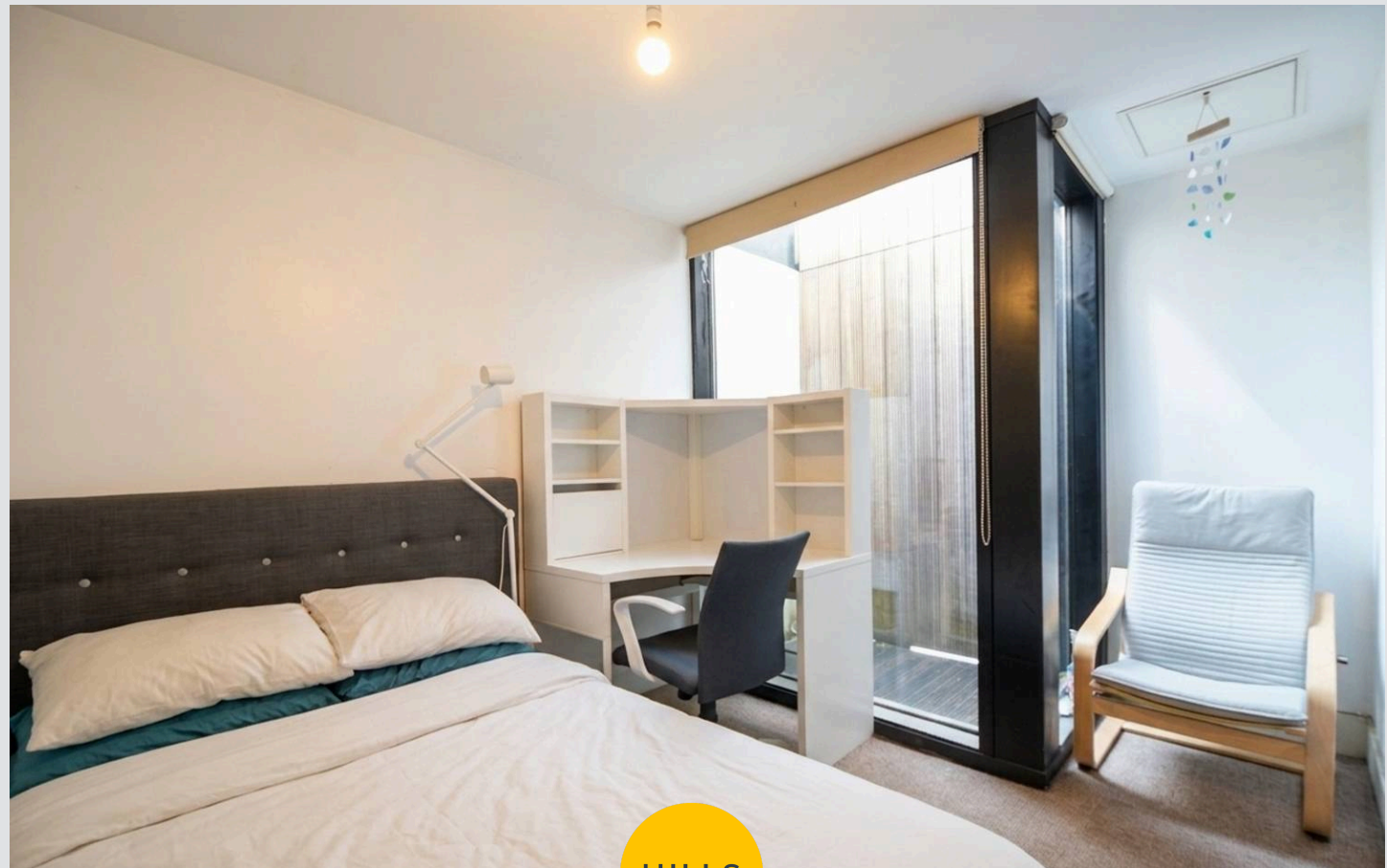
6' 4" x 5' 4" (1.93m x 1.62m)

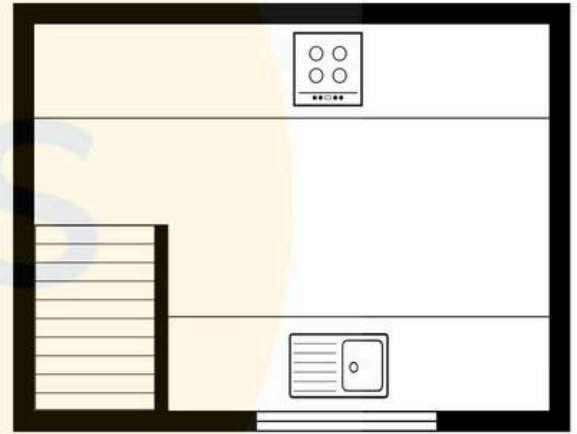
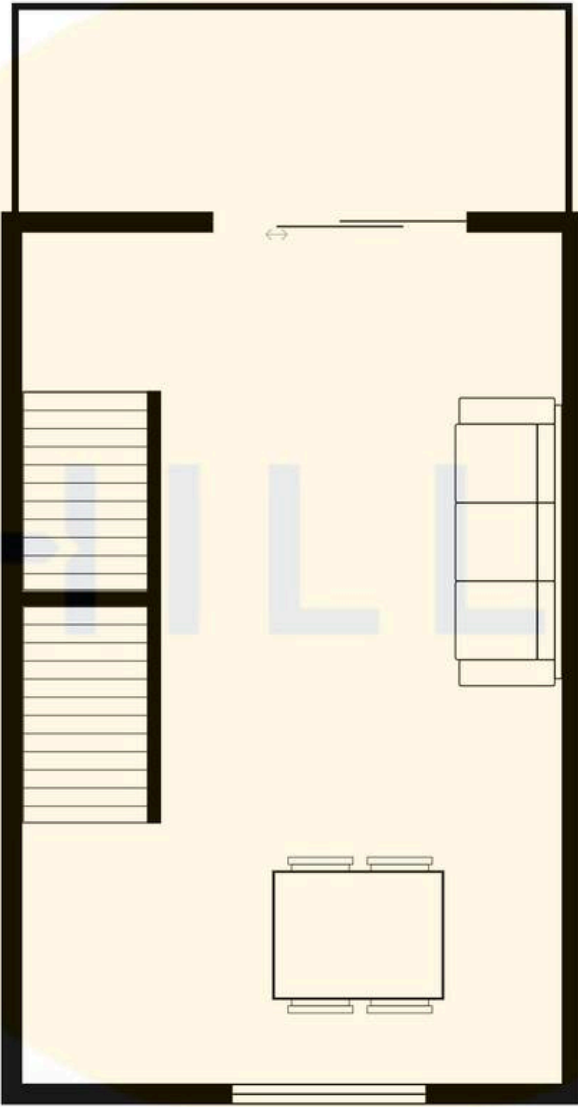
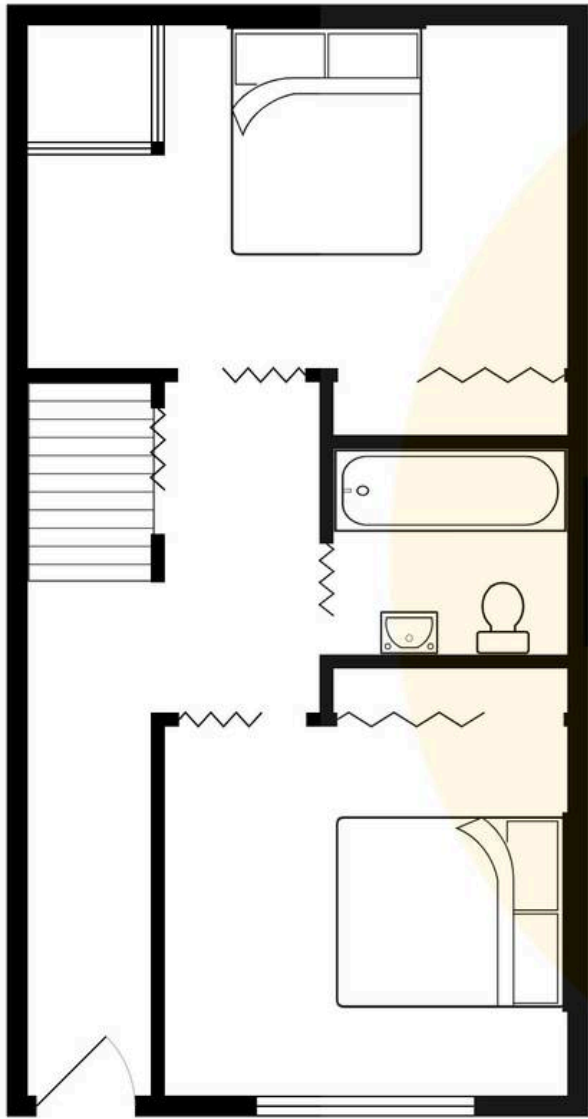
Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m)







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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.