



Annie Street
Salford, M6 5LF

**Offers in Excess of
£140,000**

0161 7074900

This BEAUTIFULLY PRESENTED mid-terrace property has been maintained to a high standard throughout and would be IDEAL for first time buyers who are looking for something to move straight into. Conveniently located close to SALFORD QUAYS/MEDIA CITY and EXCELLENT transport links into Manchester City Centre it makes it an ideal location for young professionals. To the ground floor there is a LARGE OPEN PLAN RECEPTION ROOM and an EXTENDED MODERN KITCHEN! To the first floor, there are 2 GREAT SIZED DOUBLE BEDROOMS and a FAMILY BATHROOM! Externally, there is an enclosed rear court yard. Further benefitting from gas central heated and double glazed throughout. Properties in this condition don't come up often... CALL NOW to arrange YOUR viewing!!

Entrance Vestibule

uPVC door to the front

Dining Room 14' 8" x 10' 3" (4.47m x 3.12m)

Situated to the front of the property, the dining room comes with a double glazed window to the front, ceiling light point and wall-mounted radiator. Stairs lead up to the 1st floor landing.

Lounge 11' 1" x 10' 9" (3.38m x 3.27m)

A welcoming lounge complete with a double glazed window to the rear and ceiling light point. Access to the kitchen.

Kitchen 12' 3" x 8' 6" (3.73m x 2.59m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Eight ring gas hob and oven and a Combi boiler. Double glazed window to the side and double glazed UPVC door to the side. Under stairs storage, wall-mounted radiator, ceiling light point, tiled splashback and tiled flooring,

Utility Space 8' 7" x 4' 5" (2.61m x 1.35m)

Space for washing machine, space for dryer and space for fridge/freezer.

Landing

Ceiling light point and access to loft which has a ladder and is boarded.

Bedroom One 14' 10" x 10' 3" (4.52m x 3.12m)

Double glazed window to the front, ceiling light point, wall-mounted radiator, built-in wardrobes and laminate flooring.

Bedroom Two 11' 2" x 9' 1" (3.40m x 2.77m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Bathroom 8' 5" x 7' 6" (2.56m x 2.28m)

Fitted three piece suite comprising of low level WC, hand wash basin and bath with thermostatic shower over. Two double glazed windows, inset ceiling spotlights and fully tiled.

Externally

Externally to the rear is low maintenance courtyard.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





