jordan fishwick

27 Sandywell Lane, Salford, M3 7FF

We are pleased to have for sale this very well presented three bedroom townhouse located on Sandywell Lane in Salford. It is perfect for young families or professionals wanting to live close to the city centre. 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. Oak flooring throughout, electric heaters. Enclosed rear garden. The property benefits from stunning views of River Irwell. Car parking to the front. No Chain. Mortgage Buyers Welcome

Asking Price £530,000

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
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

This large and spacious room versatile has a vaulted ceiling, Oak flooring and electric heaters. Double glazed windows front and rear aspects.

Externally

Driveway parking. Rear Garden.

Additional Information

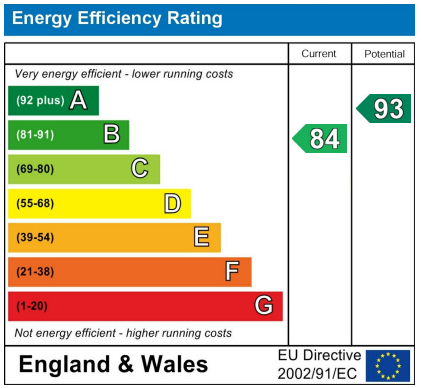
Service Charge £241.24
Lease 250 Years from 2016
Ground Rent £442.24
Development Managed by RMG

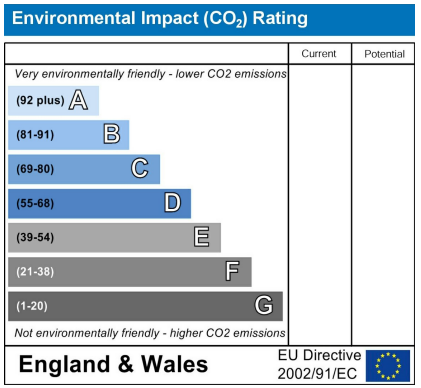
Agents Notes

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 where 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.





GROSS INTERNAL AREA
TOTAL: 145 m²/1,563 sq.ft
GROUND FLOOR: 48 m²/521 sq.ft, FIRST FLOOR: 48 m²/516 sq.ft, SECOND FLOOR: 49 m²/526 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY

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.

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