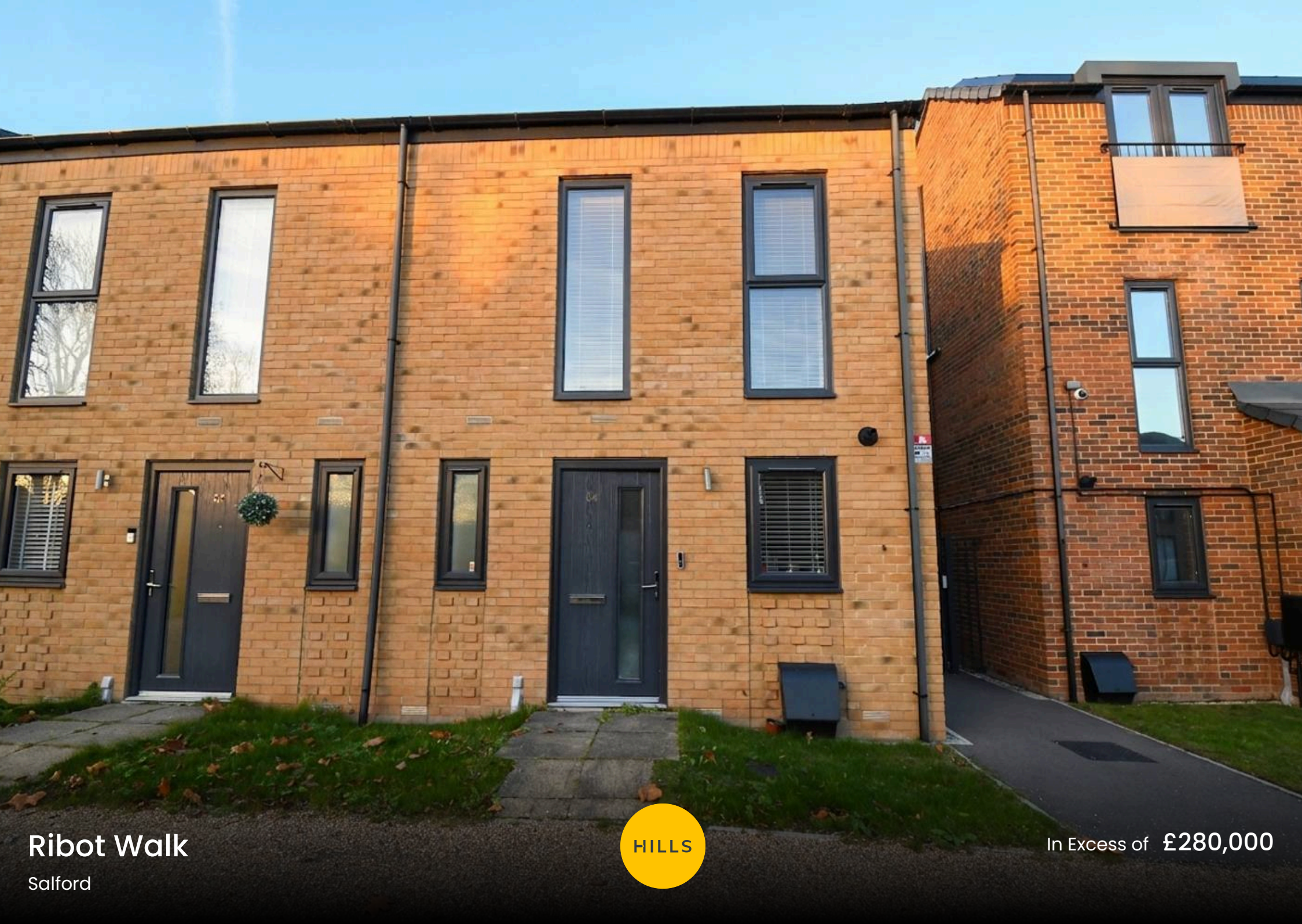


Ribot Walk

Salford

HILLS

In Excess of £280,000

Ribot Walk

Salford

Stylish TWO BEDROOM END TERRACED PROPERTY Located on the Popular Castle Irwell Development. Featuring TWO DOUBLE BEDROOMS, and an OPEN PLAN MODERN KITCHEN, DINER, LOUNGE!
Council Tax band: A

Tenure: Freehold

- Stunning Two Bedroom Terraced Property
- Located on the Popular, Thoughtfully Designed Castle Irwell Development
- Open Plan Living, Dining and Kitchen Area
- Benefits from a Downstairs W/C
- Two Double Bedrooms
- Low maintenance rear garden complete with paving and laid-to-lawn grass
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home
- Viewing is Highly Recommended!
- Allocated and Guest Parking







Lounge / Diner
17' 0" x 13' 10" (5.17m x 4.22m)

Kitchen
12' 8" x 10' 11" (3.86m x 3.32m)

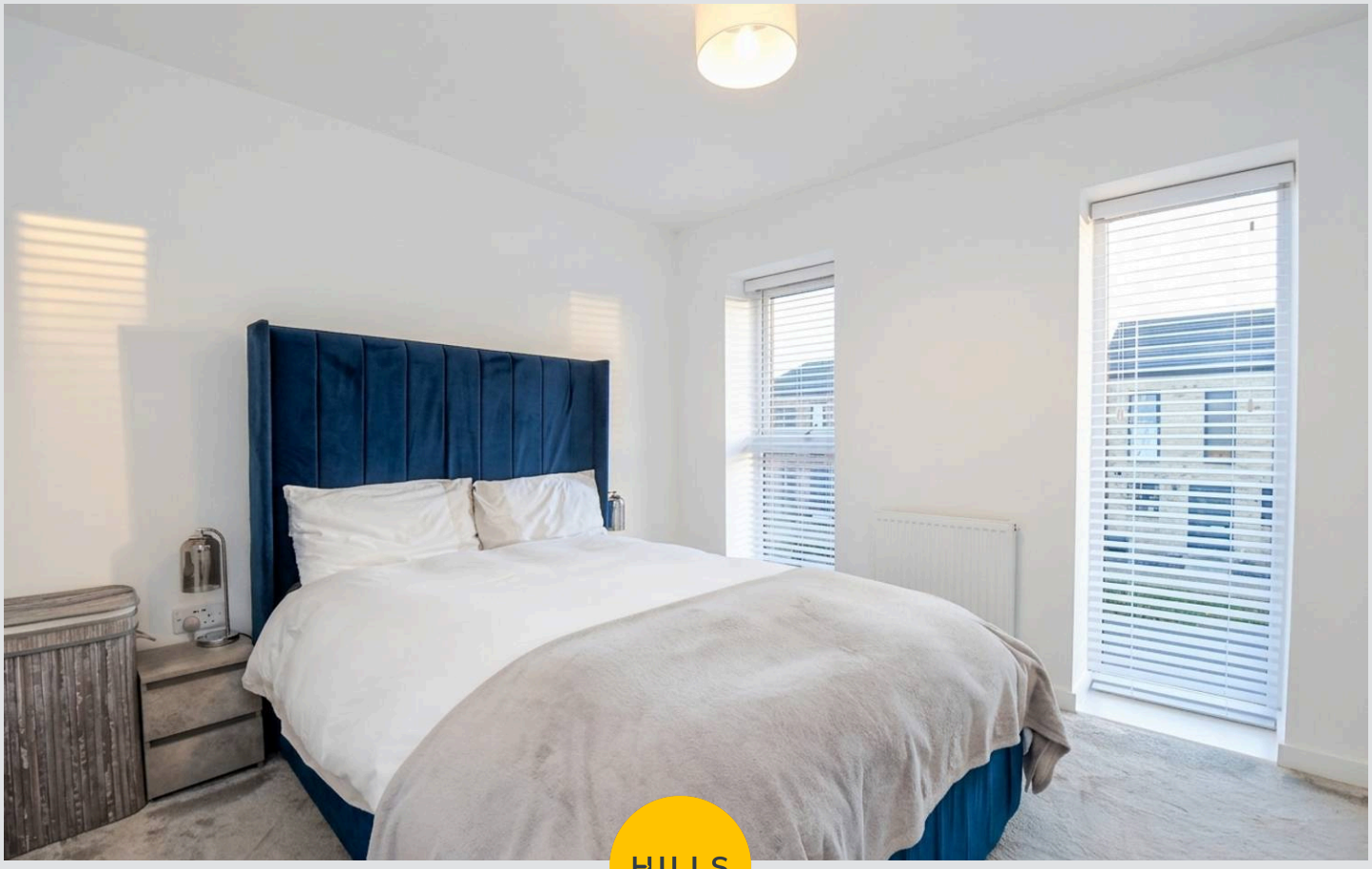
Downstairs W.C.
3' 8" x 6' 11" (1.13m x 2.12m)

Landing

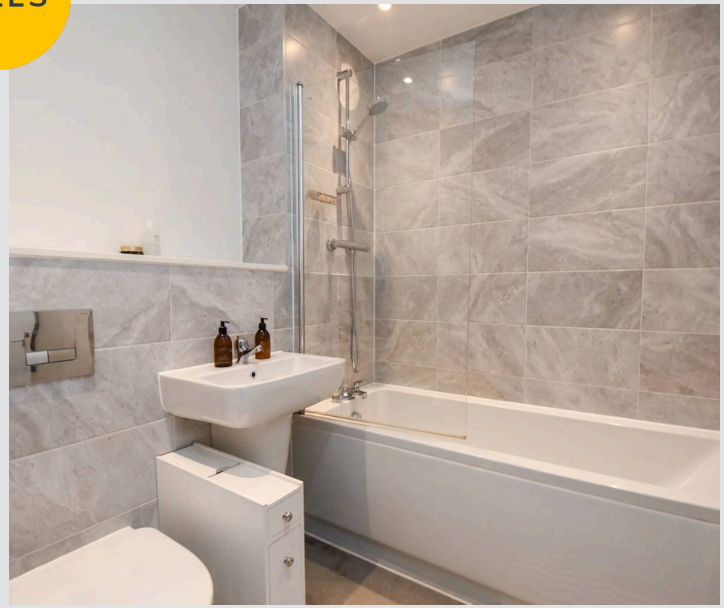
Bedroom One
12' 2" x 13' 10" (3.72m x 4.21m)

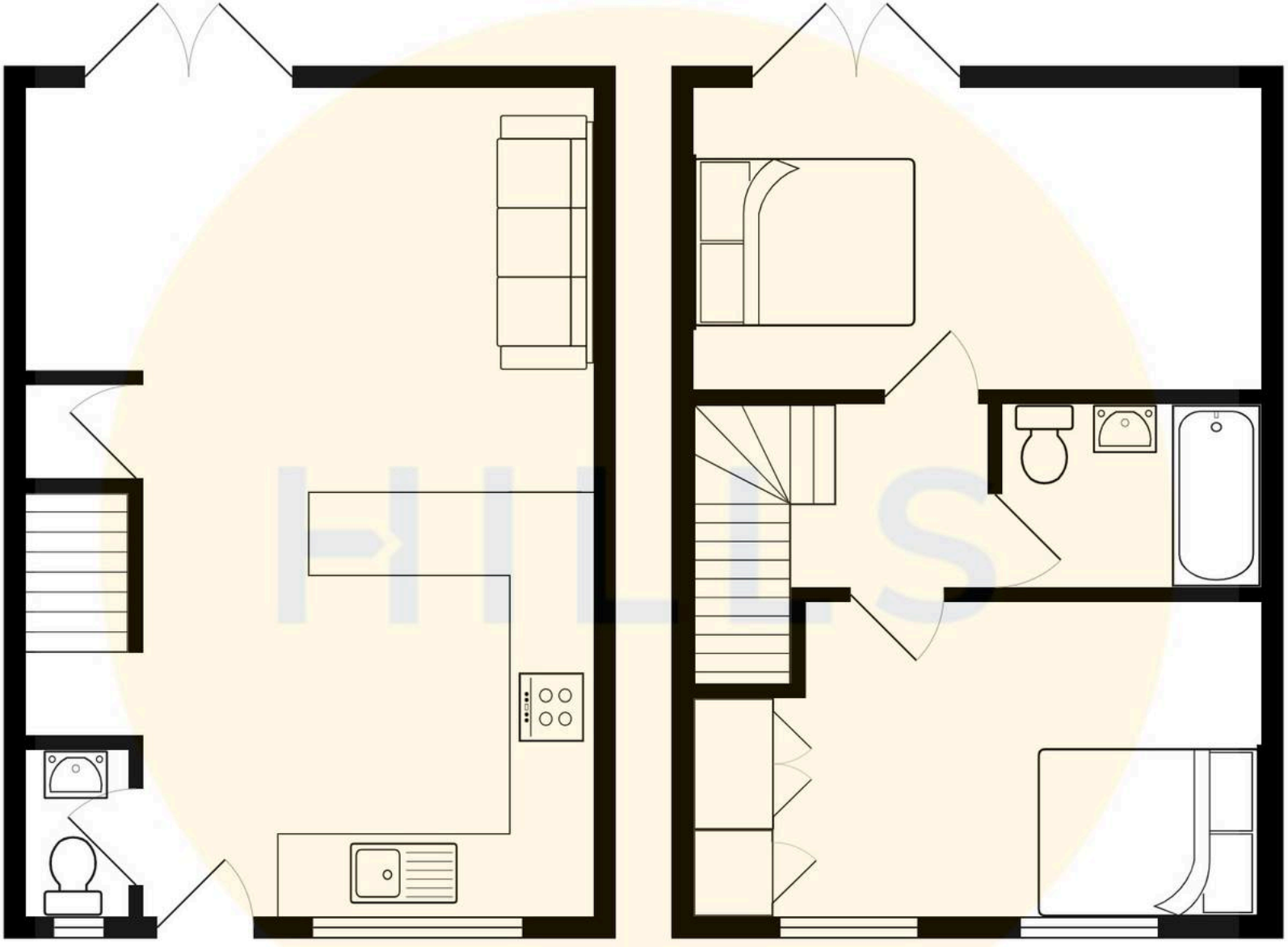
Bedroom Two
10' 10" x 14' 1" (3.29m x 4.30m)

Bathroom
7' 6" x 6' 5" (2.28m x 1.96m)











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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.