



## Wythburn Street, Salford

£1,200 PCM

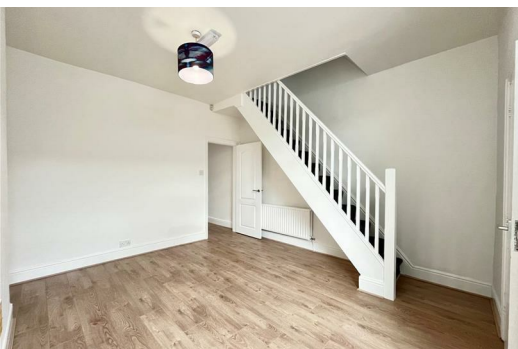
Step inside this recently refurbished TWO bedroom terraced house on Wythburn Street, Salford. The property has been updated throughout, with a clean and modern finish. It offers a practical layout and is ready to move into.

Upon entry, you're greeted with a light, bright entrance hallway that immediately feels welcoming and spacious. There's a cozy front reception room making great space for a lounge or dining room! Beyond this is a versatile reception room that could serve as a dining area, home office, or extra sitting room – basically whatever your heart desires. The modern fitted kitchen sits to the rear, ready for you to whip up anything from a quick breakfast to a Michelin worthy feast!

Upstairs, you'll find a stylish modern bathroom with a three-piece suite, offering a bit of luxury every morning, think spa vibes but without the robe and cucumber slices!  
There's a large double master bedroom, and a single second bedroom, each with plenty of space!

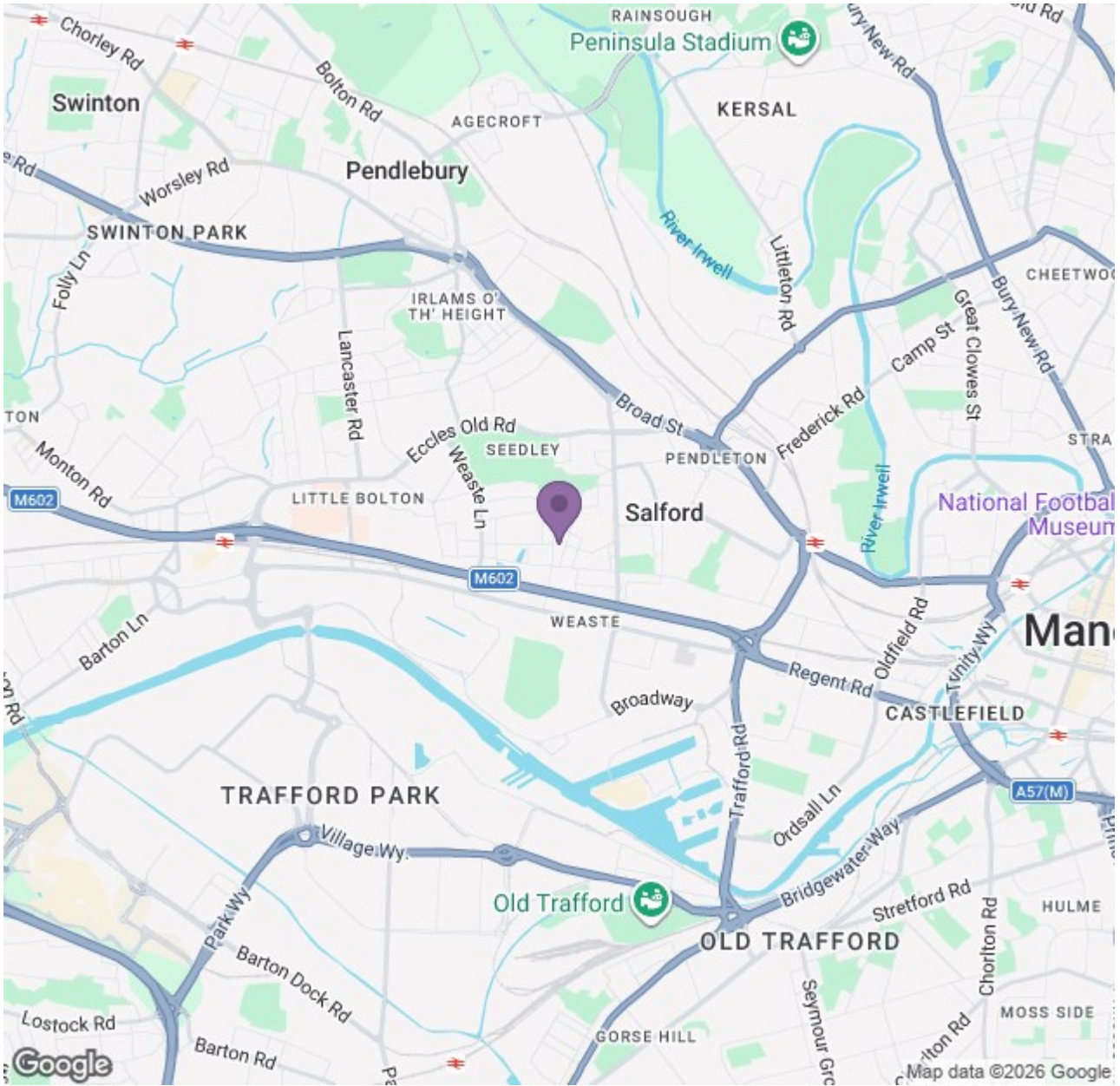
Externally, there's a rear yard, perfect for a barbecue, a few potted plants, or a quiet spot to enjoy a cup of coffee without your neighbours judging your garden gnome collection.

Location-wise, it's hard to beat. Literally on the M602, with direct access to the M62, it's a commuter's dream. Manchester city centre and Salford are just minutes away, so whether you're a young family looking for convenience or a professional couple wanting easy links to work and play, this property ticks all the boxes.



# Ascend

Built on higher standards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
83	83	G	G
82	82	H	H
81	81	I	I
80	80	J	J
79	79	K	K
78	78	L	L
77	77	M	M
76	76	N	N
75	75	O	O
74	74	P	P
73	73	Q	Q
72	72	R	R
71	71	S	S
70	70	T	T
69	69	U	U
68	68	V	V
67	67	W	W
66	66	X	X
65	65	Y	Y
64	64	Z	Z
63	63	AA	AA
62	62	AB	AB
61	61	AC	AC
60	60	AD	AD
59	59	AE	AE
58	58	AF	AF
57	57	AG	AG
56	56	AH	AH
55	55	AI	AI
54	54	AJ	AJ
53	53	AK	AK
52	52	AL	AL
51	51	AM	AM
50	50	AN	AN
49	49	AO	AO
48	48	AP	AP
47	47	AQ	AQ
46	46	AR	AR
45	45	AS	AS
44	44	AT	AT
43	43	AU	AU
42	42	AV	AV
41	41	AW	AW
40	40	AX	AX
39	39	AY	AY
38	38	AZ	AZ
37	37	BA	BA
36	36	BB	BB
35	35	BC	BC
34	34	BD	BD
33	33	BE	BE
32	32	BF	BF
31	31	BG	BG
30	30	BH	BH
29	29	BI	BI
28	28	BJ	BJ
27	27	BK	BK
26	26	BL	BL
25	25	BM	BM
24	24	BN	BN
23	23	BO	BO
22	22	BP	BP
21	21	BQ	BQ
20	20	BR	BR
19	19	BS	BS
18	18	BT	BT
17	17	BU	BU
16	16	BV	BV
15	15	BW	BW
14	14	BX	BX
13	13	BY	BY
12	12	BZ	BZ
11	11	CA	CA
10	10	CB	CB
9	9	CC	CC
8	8	CD	CD
7	7	CE	CE
6	6	CF	CF
5	5	CG	CG
4	4	CH	CH
3	3	CI	CI
2	2	CJ	CJ
1	1	CK	CK

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