



£190,000

Reservoir Street, Salford, M6 5NB



2

Bedrooms



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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£190,000

Reservoir Street, Salford, M6 5NB



****Offered to the market with no onward chain**** C & R City are pleased to bring to the market this well presented two-bedroom property situated on the award-winning chimney pot park development. This well-presented property would make an ideal first-time purchase or buy to let investment. The property comprises of two good size bedrooms and a family bathroom to the ground floor, a spacious open plan dining kitchen to the first floor and a lounge to the third floor. The property is fully gas central heated and double glazed. Externally the property benefits from a raised garden terrace and an allocated parking space.

The location is ideal for city commuters, being only a short drive to Manchester, Salford Quays and MediaCityUK. The Metrolink and bus stops are within walking distance of the property and the Motorway network is close by.

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Entrance Hall

Composite front door, carpeted floors and ceiling light point. Sliding doors with built-in under stair storage and space for washer-dryer.

Bedroom One *3.15m x 3.55m (10' 4" x 11' 8")*

Alcove storage, uPVC double glazed full height light-well window and opening door. Wall-mounted radiator, carpeted floors, power points and ceiling light point.

Bedroom Two *2.94m x 2.54m (9' 8" x 8' 4")*

Alcove storage, double glazed window to the front and wall-mounted radiator. Carpeted floors, power points and ceiling light point.

Bathroom *1.90m x 1.83m (6' 3" x 6')*

High specification modular white bathroom suite comprising of low-level W.C. wall-mounted hand wash basin and sunken bath beneath removable timber deck with shower attachment overhead. Wall-mounted towel rail, extractor, hard wood floors and spot lights. Feature wall mirror with hidden storage above and stainless-steel taps and fittings.

Dining Kitchen *6.70m x 3.38m (22' x 11' 1")*

On the first floor, the kitchen area is fitted with a range of wall and base units' composite worktops. Integrated hob with extractor hood, stainless steel Smeg electric oven, Integrated Smeg fridge and freezer, stainless steel sink with mixer tap and plumbing and space for dishwasher. Wall-mounted radiator, uPVC sliding patio doors to the rear and double-glazed Hardwood window to the front. Phone, TV and power points, as well as ceiling spot lights.

Lounge *3.63m x 3.07m (11' 11" x 10' 1")*

On the mezzanine level, the lounge comprises of built-in storage cupboard, carpet flooring, velux window.

Agents Notes

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Thinking Of Selling

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Salford, Manchester, M6

