



Laburnum Street, Salford

Salford

HILLS

In Excess of £200,000

Laburnum Street

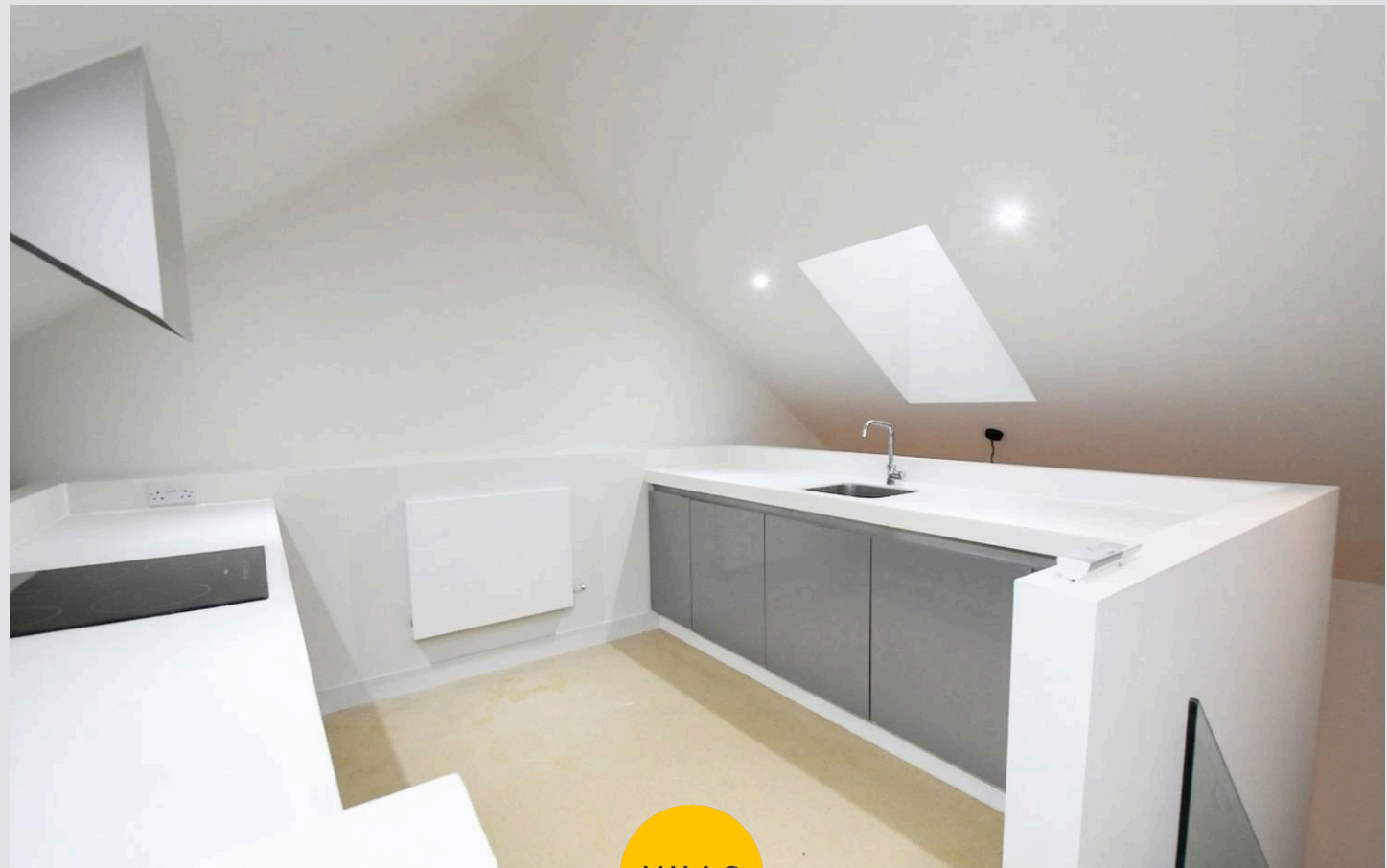
Salford

CHAIN FREE LARGER THAN AVERAGE TWO BEDROOM PROPERTY located on the AWARD WINNING 'CHIMNEY POT PARK' DEVELOPMENT! Benefitting from a 22ft lounge diner and an additional bedroom which could be used as a bedroom!

Council Tax band: B

Tenure: Leasehold

- CHAIN FREE LARGER THAN AVERAGE TWO bedroom terraced property located on the award winning 'Chimney Pot Park' development
- Within walking distance of Salford Quays&Media City, which are host to a fine array of bars, shops and restaurants
- Two double bedrooms, with a light well in the main bedroom and an additional lounge which could be used as a third bedroom
- Close to Langworthy Tram Stop, with Direct Access to Manchester City Centre
- Contemporary three piece bathroom, complete with a 'sunken' bath
- Large 22ft lounge diner, with sliding doors leading out onto the garden terrace at the rear
- Modern fitted kitchen on the top floor, complete with a 'chimney' style light well
- Benefits from a Secure parking space
- Ideal for First Time Buyers and Investors Alike



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Entrance hallway

Lounge / Diner

23' 0" x 11' 11" (7.01m x 3.63m)

Kitchen

12' 0" x 10' 2" (3.66m x 3.09m)

Bedroom One

8' 8" x 11' 11" (2.65m x 3.64m)

Bedroom Two

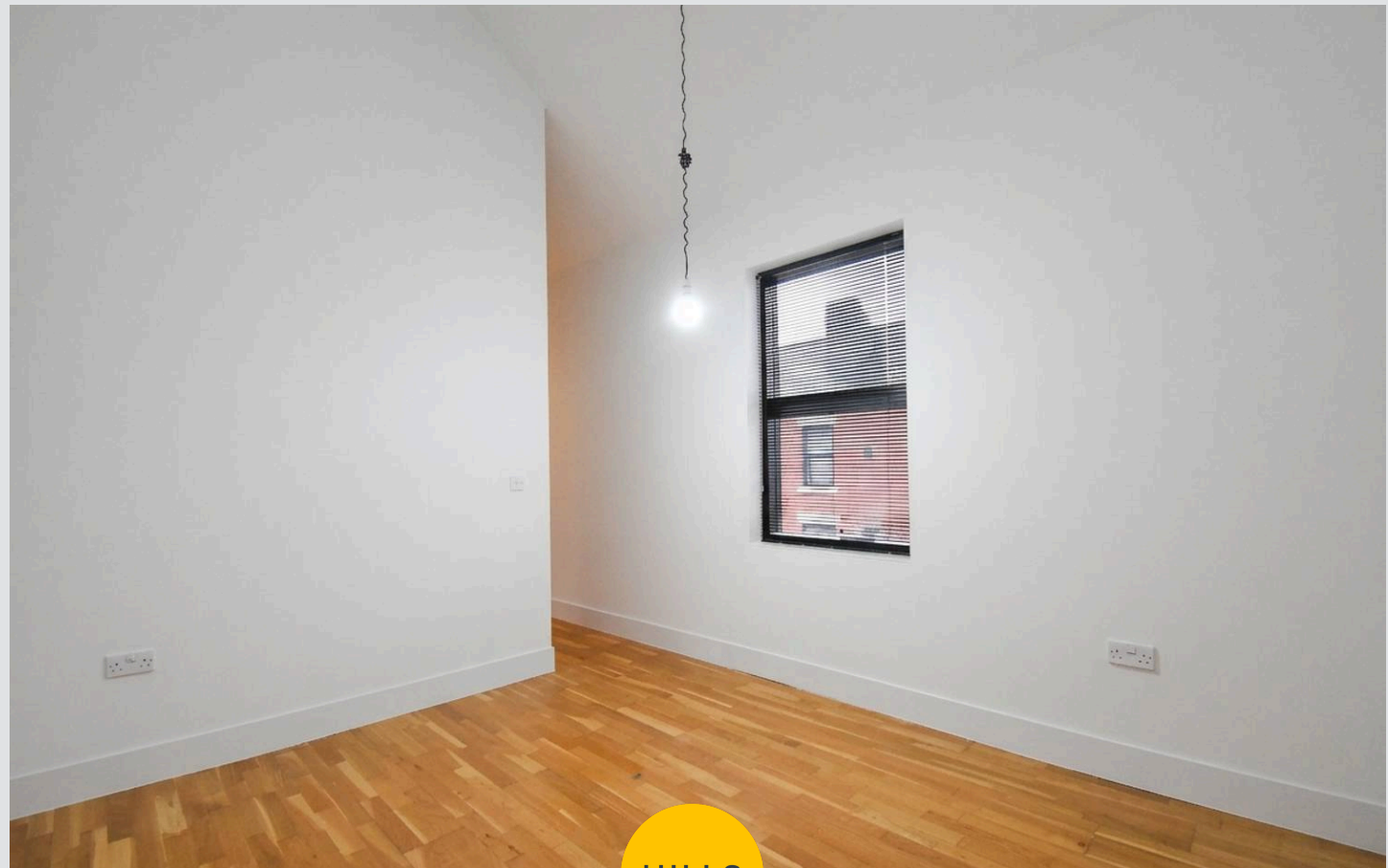
8' 6" x 10' 6" (2.58m x 3.20m)

Second reception room/ potential bedroom

12' 6" x 10' 5" (3.82m x 3.17m)

Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)



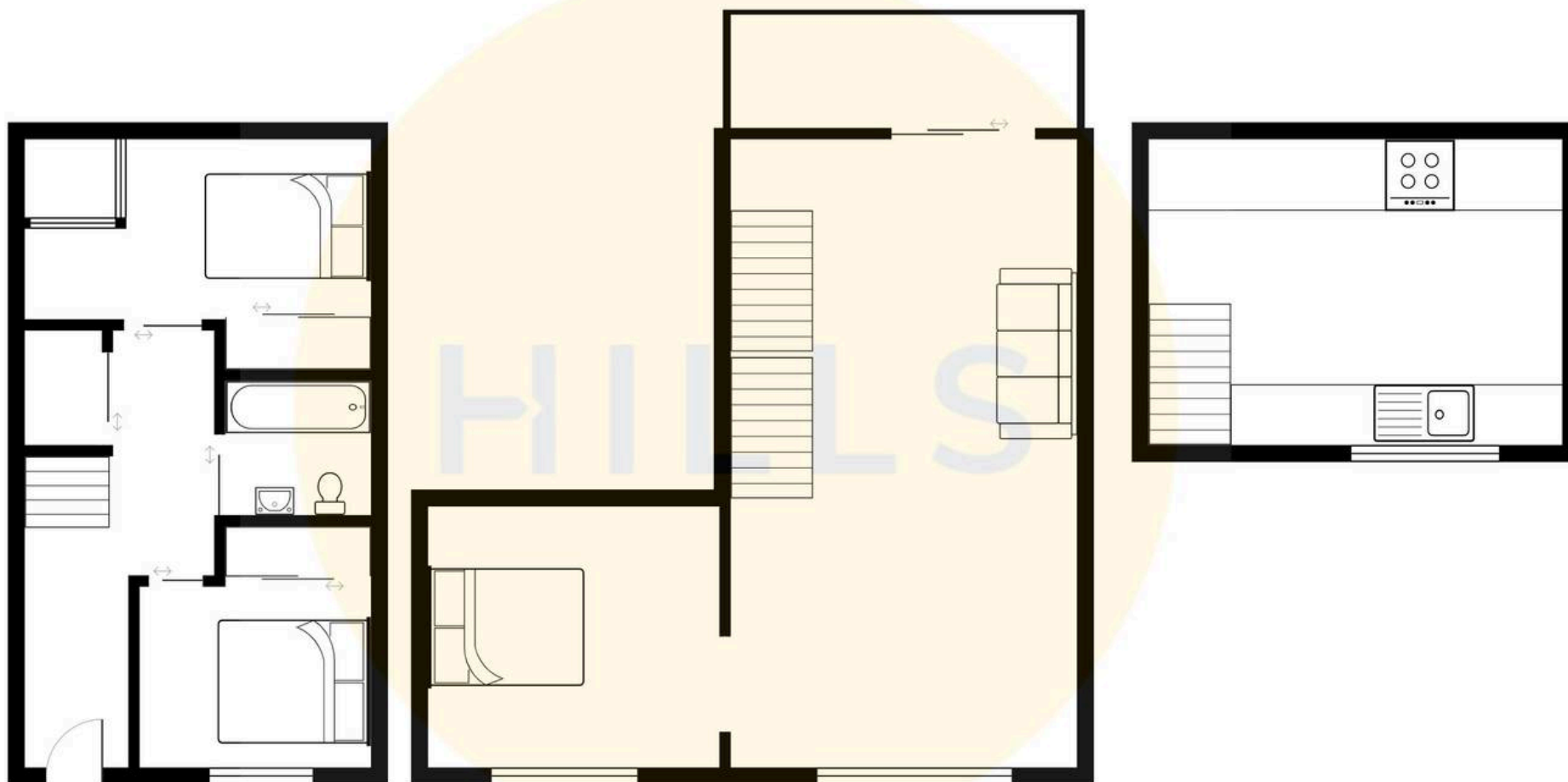
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