



**HILLS**

IMMACULATE TWO BEDROOM HOME SITUATED ON THE POPULAR 'CHIMNEY POT PARK' DEVELOPMENT! Take a look at this stylish home which was re-developed by Urban Splash in 2008 and is now an award winning development. Located within WALKING DISTANCE TO SALFORD QUAYS/MEDIA CITY and close to Langworthy tram stop which take you straight into Manchester City Centre. The property benefits from a SUN-DRENCHED GARDEN and PRIVATE PARKING! To the ground floor there is a welcoming hallway, two double bedrooms and a MODERN FITTED BATHROOM. To the first floor there is a 23FT LOUNGE/DINER which opens onto the garden terrace. To the second floor there is a STUNNING FITTED KITCHEN. The property is gas central heated and double glazed throughout. This would be perfect for first time buyers and investors alike.

Ash Street  
Salford, M6 5NA

**Offers Over £175,000**

0161 7074900  
sales@hills.agency

**Entrance Hallway**

Carpeted flooring, under the stairs storage, inset spot lights and wall mounted radiator.

**Bedroom One** 10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window, carpeted flooring, storage space, wall mounted radiator and ceiling light point.

**Bedroom Two** 10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window, carpeted flooring, storage space, wall mounted radiator and ceiling light point.

**Bathroom** 6' 5" x 5' 3" (1.95m x 1.60m)

Fitted with a four piece suite - W.C, hand wash basin and a sunken bath with removable wood panels with an overhead shower. Wooden flooring, fitted mirror and inset light points.

**Lounge/Diner** 23' 3" x 12' 1" (7.08m x 3.68m)

Laminate flooring, double glazed window to the front and sliding doors to the rear, wall-mounted radiator and ceiling light points.

**Kitchen** 10' 2" x 8' 11" (3.10m x 2.72m)

Fitted with a range of base units, contrasting worktops with integral sink and drainer. Integrated oven, hob and extractor. Built in fridge freezer, with space for washer. Laminate flooring, velux window to the front and inset spot lights.

**Externally**

The rear of the property comprises of a private decked seating area on the first floor terrace, with planted borders and gardens with paved patio.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.







