





# 14 Velour Close, Trinity Riverside, Salford, M3 6AP

Jordan Fishwick are delighted to bring to the market this beautifully presented end terraced house on the popular estate of Trinity Riverside, Salford. This two double bedroom property has the perfect location for those wanting to be close to the city centre and within easy access to the Ring Road. Downstairs accommodation comprises of spacious living room, modern fitted kitchen with access to the garden. On the first floor there are two double bedrooms and a beautifully stylish bathroom. Externally, there are two parking spaces and an enclosed astroturfed rear garden. The property is double glazed throughout and has gas central heating.

## Offers In Excess Of £245,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring. Window. Access to living room. Ceiling light.

### Living Room

212'2" x 11'10"

Laminate flooring. Radiator. Ceiling light. TV and telephone point. Stairs to first floor.

### Kitchen/Diner

11'9" x 9'2"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer, washing machine, and tumble dryer or dishwasher. Laminate flooring. Ceiling lights. Patio doors leading to garden.

### Bedroom One

11'10" x 9'3"

Carpet. Radiator. Ceiling light.

### Bedroom Two

11'10" x 7'0"

Carpet. Radiator. Ceiling light.

### Bathroom

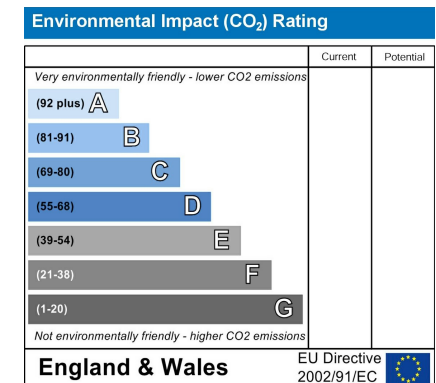
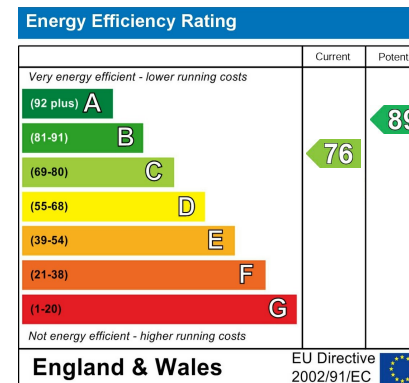
Low level W/C. Sink with mixer tap and vanity storage. Bath with mixer shower. Shaver point. Radiator. Cupboard housing combi boiler.

### Externally

Parking spaces for 2 cars. Enclosed rear garden.

### Additional Information

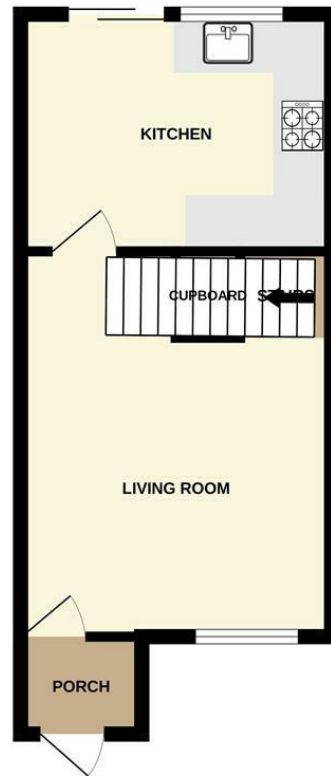
Leasehold - 999 years from 10 July 1992  
Service charges - £39.13 per month (including buildings insurance)  
Ground rent - N/a



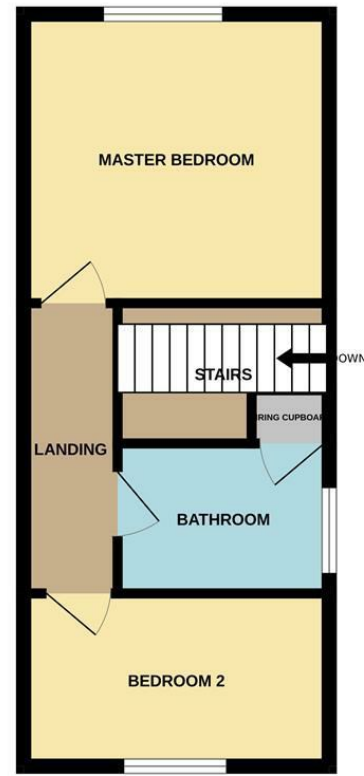




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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