



9 St. Philips Square, Salford, M3 6FB

Nestled in the vibrant St. Philips Square, Salford, this modern townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,009 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or professionals seeking ample living space. Upon entering, you are welcomed into a well-appointed reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property features two contemporary bathrooms plus a downstairs toilet, ensuring that morning routines are seamless and efficient. One of the standout features of this townhouse is the delightful roof terrace, which offers a private outdoor space to unwind and enjoy the fresh air, all while taking in views of the surrounding area. This is an excellent spot for summer barbecues or simply enjoying a quiet evening under the stars. For those who require parking, the property includes space for one vehicle, a valuable asset in this bustling location. The proximity to central Manchester means that you are just a short distance away from a wealth of amenities, including shops, restaurants, and cultural attractions, making it an ideal choice for those who appreciate urban living. This modern built house combines style, space, and a prime location, making it a fantastic opportunity for anyone looking to settle in Salford. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress.

Offers Over £395,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Spotlights. Laminate flooring.

W/C

Low level W/C. Sink with mixer tap. Spotlights. Laminate flooring. Radiator.

Living Room

12'11" x 9'5"

Tv point. Spotlights. Laminate flooring. Radiator. Access to the square.

Dining Room

9'9" x 8'3"

Spotlights. Laminate flooring. Radiator.

Kitchen

11'5" x 8'7"

Range of wall and base units with complimentary worktops over with Blanco sink and mixer tap, Zanussi and Electrolux fitted appliances, five ring gas hob with extractor above, splash back tiles, integrated fridge and freezer, dishwasher, integrated oven and grill, engineered hardwood timber, spotlights, radiator and cupboard housing combi boiler.

Bedroom Two

12'10" x 8'6"

Fitted carpet. Spotlights. Radiator.

Bedroom Three

12'10" x 8'11"

Fitted carpet. Spotlights. Radiator.

Bathroom

Fully tiled bathroom suite fitted with a Porcelanosa three piece suite, comprising of low level WC, hand wash basin with vanity unit, a panel bath with an overhead mixer shower, spotlights and a heated towel rail.

Master Bedroom

10'9" x 8'5"

Fitted carpet. Spotlights. Radiator. Fitted wardrobes.

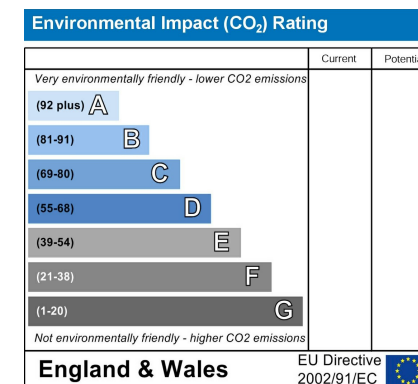
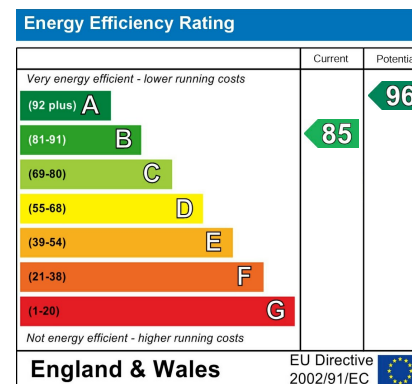
Externally

Roof terrace accessed from the landing. Driveway for one car.

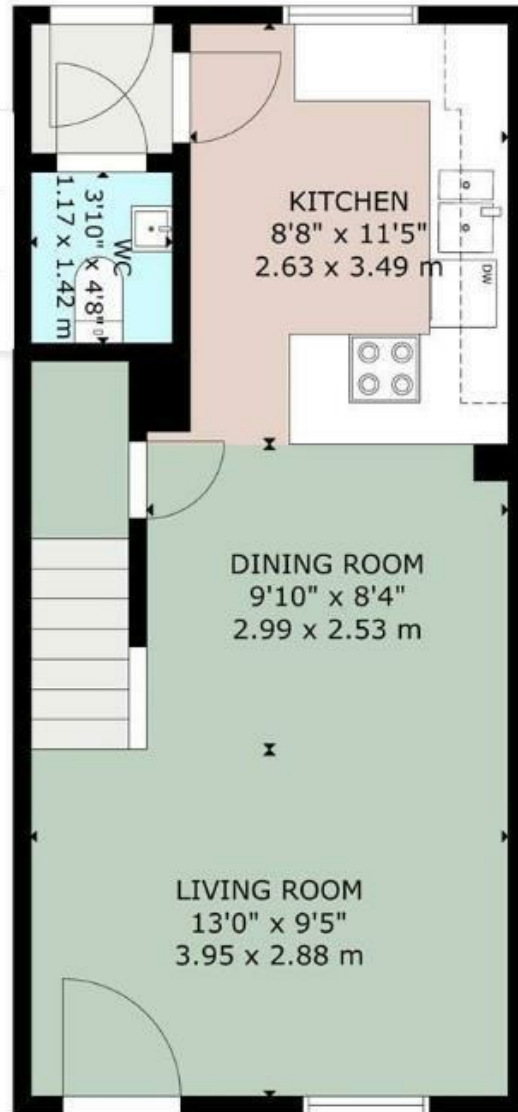
Additional Information

Ground rent is £300 per year and payable to Rendall & Rittner
Service charge is approx. £130.00 quarterly payable to Urban Bubble.

Leasehold - 250 years from 2016







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

