



11 Sandywell Lane, Salford, M3 7FF

This remarkable three storey, three bedroom townhouse is in perfect condition with an almost brand new feel to it. The versatile accommodation comprises of, entrance vestibule, cloakroom, lounge, kitchen/living room, two double bedrooms and bathroom on the first floor and a huge master bedroom with lounge area and en-suite on the second floor. Oak flooring throughout, electric heaters. Enclosed rear garden. Two car parking to the front. No Chain

Price £525,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Oak flooring, door through to openplan Living/kitchen

Front Room

10'0" x 10'8"

Double glazed window, Oak flooring and electric heater

Living/Kitchen

15'4" x 22'3" max

This spacious room has Oak flooring, twin double glazed doors to the rear garden. Oak staircase to the first floor. The kitchen comes with oven, hob, extractor, dishwasher, fridge and freezer. Electric heater.

Cloakroom

Oak flooring with wall mounted sink unit, w.c and mirror.

First Floor

Two deep cupboards, one housing the hot water system the other has the ventilation and plumbing for washing machine. Access to-

Bedroom Two

15'5" x 12'6" max

Double glazed window and door leading to the balcony. Oak flooring and electric heater

Bedroom Three

10'7" x 15'4" max

Double glazed window and door. Oak flooring and electric heater

Bathroom

8'6" x 5'6"

The piece white suite with shower attachment, w.c and wash hand basin. Heated towel rail and fitted mirror.

2nd Floor

Oak staircase up to -

Master Bedroom/Lounge

33'3" x 15'5"

This large versatile master bedroom has a vaulted ceiling, Oak flooring and electric heaters. Double glazed windows front and rear aspects. It has a bedroom area, lounge and en-suite shower with twin basins and vanity unit.

En-Suite

Walk in shower and w.c with vanity mirrored unit.

Externally

Off road parking for two cars at the front. The rear garden is enclosed with paving and Astroturf grass. Locked bin store to the rear

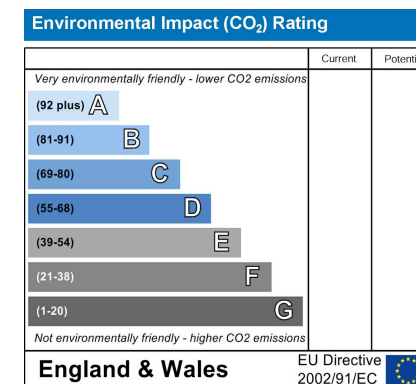
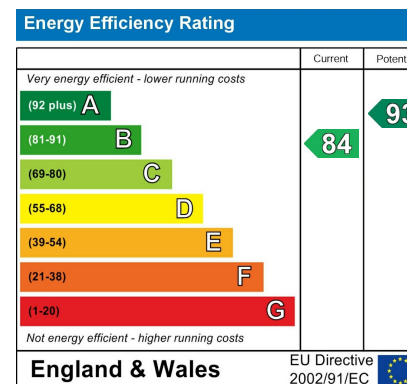
Additional Information

Service Charge £242.80p pa

Lease 250 Years from 2016

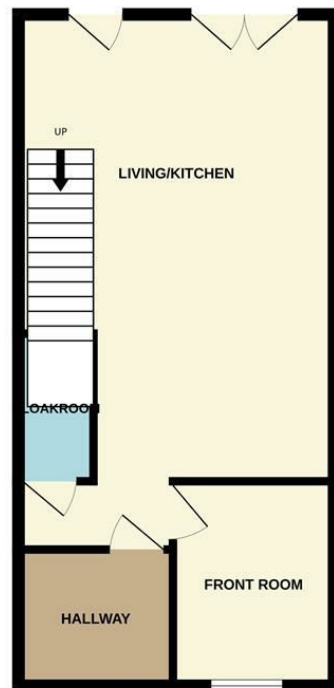
Ground Rent £442.24p pa

Development Managed by Irwell Riverside.

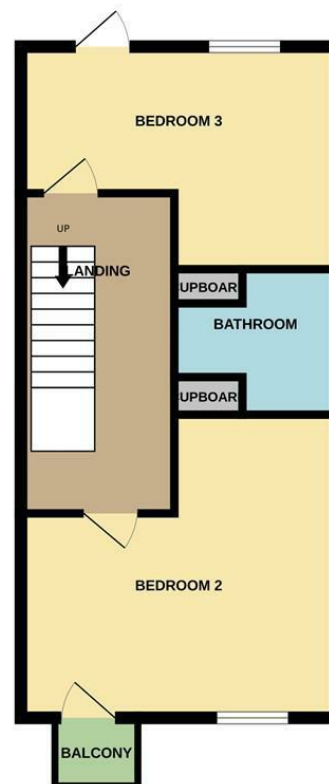




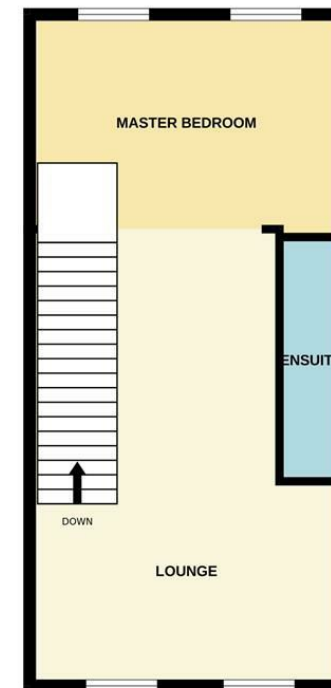
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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