



# 36, Alban Street, New Broughton, Salford, M7 1NQ

This modern three storey three bedroom town house is located in the new district of New Broughton in Salford a Countryside Development. Entrance hall with access to the garage and the third bedroom which has en-suite shower. On the first floor there is a spacious living/kitchen room with Juliet balcony. On the second floor two further bedrooms can be found one with en-suite and a further family bathroom. UPVC double glazing and gas central heating. Off road parking and enclosed rear garden.

## Asking Price £315,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Staircase leading to the first floor. Access to the garage. Door to bedroom Three.

### Bedroom Three

9'10" x 8'8"

Upvc double glazed double doors to the rear garden. Single radiator. Door to

### En-Suite

7'2" x 5'7"

Upvc double glazed window. Wash hand basin, w.c corner shower cubicle, Single radiator.

### Garage

Double garage with up and over door.

### First Floor

Upvc double glazed window. Staircase to second floor.

### Living/Dining Room

16'4" x 15'0"

This spacious room has upvc double glazed windows and french doors. Double radiators, tv point.

### Kitchen

9'4" x 8'2"

White high gloss wall and base units with stainless steel one and a half sink unit. Integral fridge/freezer, oven, gas hob, extractor hood. Plumbing for automatic washing machine. Upvc double glazed french doors.

### Second Floor

Cupboard housing hot water heating system.

### Master Bedroom

11'11" x 9'4"

Upvc double glazed window, tv point, double radiator

## En-Suite

Upvc double glazed window, wash hand basin, wc and shower cubicle.

## Bedroom Two

11'11" x 9'4"

Upvc double glazed window, tv point, double radiator

## Bathroom

6'8" x 6'6"

Upvc double glazed window, wash hand basin, wc and bath with shower attachment.

## Gardens

Driveway to the front. Enclosed rear garden with garden shed and access to the rear communal area.

## Additional Information

Annual Service Charge- £371.64

Ground Rent- £100.00

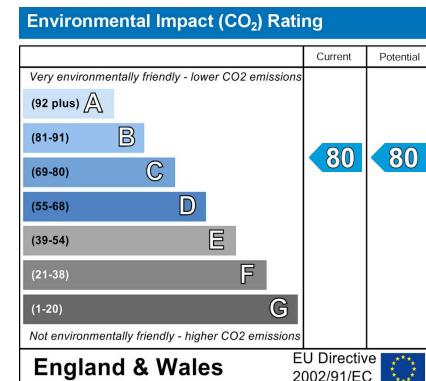
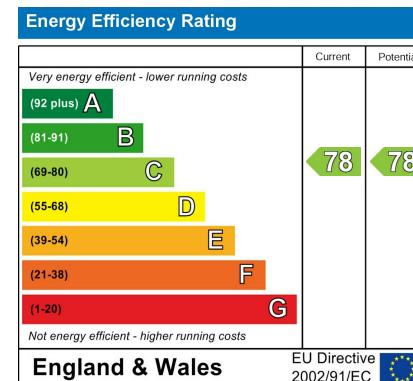
Leasehold- 250 years from 2007

Council Tax Band- B

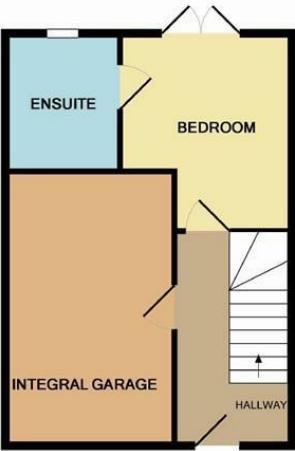
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## Agents Notes

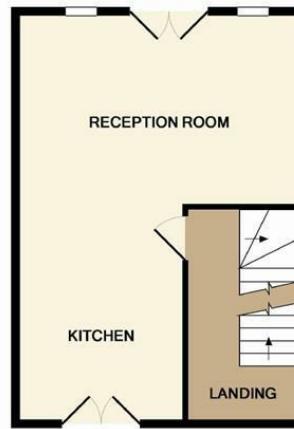
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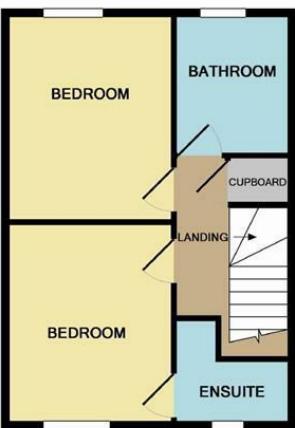




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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