



2 Fire Station Square, Salford, M5 4NZ

Jordan Fishwick are pleased to offer for sale this charming three storey townhouse is located in the grounds of a former fire station just off Chapel Street, ideal for access to both Manchester city centre and Salford Quays. This period property comprises of a spacious dining area which has been opened up to the living room creating one large reception room, kitchen with a range of appliances and a rear yard. The first floor offers two good sized bedrooms and a family bathroom whilst the second floor offers a further spacious bedroom. Driveway to the front plus additional residents permit parking. Freehold. Council Tax Band D.

Price £350,000

Viewing arrangements

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

Dining Room

13'6" x 13'1"

Wooden flooring. Ceiling light. Radiator. Fireplace.

Living Room

13'8" x 13'1"

Wooden flooring. Ceiling light. Radiator. Doors leading to yard.

Kitchen

6'6", 298'6" x 7'8"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer and dishwasher.

Freestanding dishwasher. Cooker with hob and extractor over. Laminate flooring. Door to yard.

Bedroom One (Loft Room)

14'0" x 13'1"

Fitted carpet. Ceiling light. Radiator.

Bedroom Two

Laminate flooring. Ceiling light. Radiator. Fitted wardrobes.

Bedroom Three

Laminate flooring. Ceiling light. Radiator. Fitted wardrobes.

Bathroom

Low level W/C. Bath with mixer tap. Shower cubical with electric shower. Sink with mixer tap and vanity unit. Spotlights.

Externally

Yard to rear. Driveway. Additional residents parking available.

Additional Information

Lease -

Ground rent - None payable

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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