



ALEX

25



25 Harrison Street, New Broughton, Salford, M7 1AU

Jordan Fishwick are pleased to have for sale this wonderful link detached four-bedroom property, located on New Broughton Street, Salford. Spread over 3 stories this property is perfect for families, the property comprises of a ground floor kitchen with integrated appliances, there is also a spacious lounge as you enter into the property. The first floor has two double bedrooms, a single bedroom and a family sized bathroom. The third floor is the spacious master bedroom with six sky lights allowing lots of natural sunlight and a large en-suite. No chain. Mortgage Buyers Welcome.

Price £420,000

Viewing arrangements

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

Entrance Hallway

Leads to all ground floor rooms.

Kitchen

13'3" x 17'8"

Open plan and spacious kitchen with sky lights in the ceiling allowing lots of natural light into the room, range of wall and base units with complimentary kitchen worktop, integrated dishwasher, oven / hob and grill, fridge / freezer, double French doors allowing access to the large rear garden, storage including utilities such as washing machine and dryer.

Lounge

10'1" x 14'8"

Fitted carpets, electrical power sockets, spot lighting, double glazed UPVC window, radiator.

W.C

6'3" x 3'6"

Low level W.C, hand wash basin, radiator.

First Floor Landing

Bedroom Two

9'0" x 10'4"

Fitted carpets, electrical power sockets, spot lighting, double glazed UPVC window looking onto the rear garden, radiator.

Bedroom Three

9'4" x 8'4"

Fitted carpets, electrical power sockets, spot lighting, double glazed UPVC window looking onto the front driveway, radiator.

Bedroom Four

6'4" x 8'4"

Fitted carpets, electrical power sockets, spot lighting, double glazed UPVC window looking onto the rear garden, radiator.

Bathroom

6'2" x 8'4"

Vinyl flooring, bath with chrome mixer tap, enclosed shower cubicle with rain attachment and mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

Second Floor Landing

Master Bedroom

13'2" x 9'8"

Found on the top floor the spacious master bedroom has fitted wardrobes either side of the entrance to the en-suite, six skylights allowing lots of natural light into the room, fitted carpets, electrical power sockets, T.V access points.

En-Suite

4'3" x 9'9"

Enclosed shower cubicle with rain attachment and mixer, low level W.C, hand wash basin, fitted mirror, towel rail.

Externally

Standard sized garage. Large rear garden.

Additional Information

Lease 250 Years From 2013

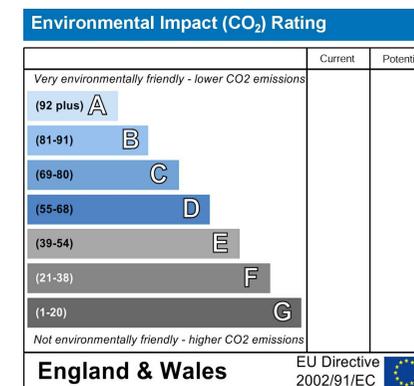
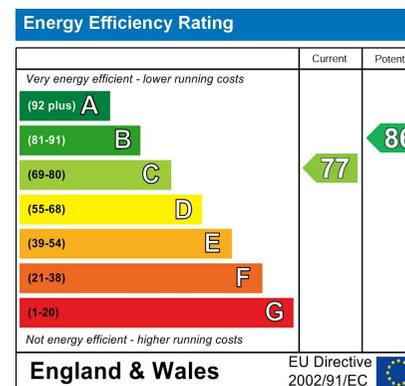
Ground Rent £185 pa

Agents Notes

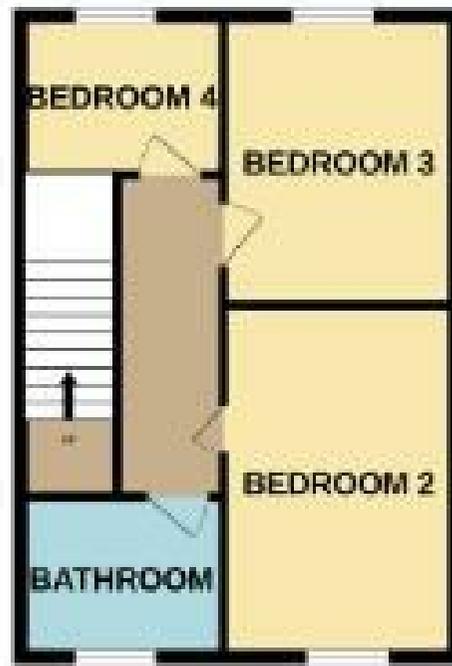
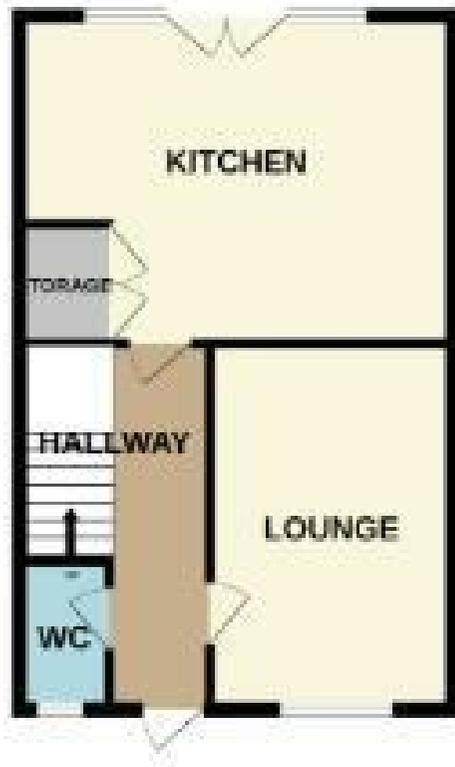
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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

