BREAD
SAMSUNG
jordan fishwick

12 Woodgrange Close, Salford, M6 5PD

We are pleased to have for sale this three bedroom, mid-terrace property located in Salford. The property comprises of a spacious L-shaped lounge with laminate flooring leading into the conservatory, a modern kitchen with teal cabinets and stunning brass hardware as well as a Belfast sink. The first floor comprises of two double bedrooms and a single bedroom, a family sized contemporary bathroom. The property benefits from solar panels as well as a rear garden. Mortgage Buyers Welcome.

Asking Price £245,000

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

Lounge
17'8" x 9'5"
Laminate flooring, Fireplace, radiator, two double glazed windows , spot lighting, French sliding doors giving access to the conservatory, access to kitchen.

Kitchen
11'0" x 8'11"
Range of wall and base units in a stunning teal colour with brass hardware, complimentary oak kitchen worktop, Belfast sink with mixer, brass spot lighting, double glazed UPVC window.

First Floor
stairs leading to first floor,

Bedroom One
11'5" x 8'6"
Plush fitted carpets, painted feature wall with green accents, radiator, spot lighting, double glazed UPVC

Bedroom Two
12'0" x 8'3"
Plush fitted carpets, copper painted ceiling accent with painted wall feature, radiator, double glazed UPVC, electric power sockets., storage access.

Bedroom Three
8'6" x 5'11"
Fitted carpets, spot lighting, radiator, double glazed UPVC window.

Bathroom
8'7" x 5'11"
Part tiled bathroom, low level W.C, hand wash basin with storage underneath, electric shower with mixer, opaque double glazed UPVC window.

Conservatory
11'1" x 10'0"
Access to garden;

Externally
Front driveway large enough for two cars, bike storage in front driveway, shed in rear garden. The property also benefits from solar panels on the roof.

Additional information
Freehold
Council Tax Band- A
EPC Rating- D

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
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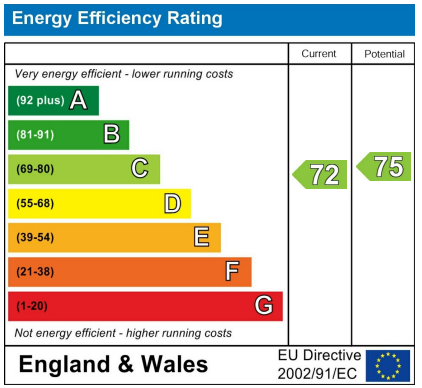

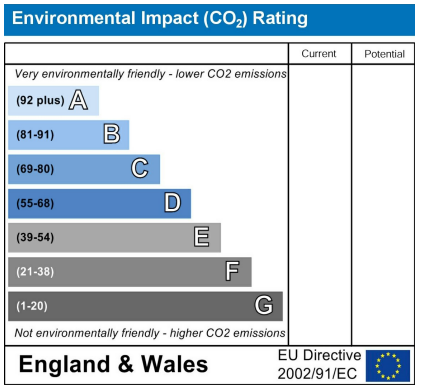

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