



# 228 Great Clowes Street, Salford, M7 2ZS

Jordan Fishwick are pleased to offer for sale this stunning FOUR BEDROOM townhouse with roof terrace, located just across the way from Albert Park on Great Clowes Street. The house itself would make a great family home, with open plan kitchen/diner, living room leading to garden overlooking the park. Four double bedrooms and 2 family bathrooms, one on each floor of the upper floors. The master bedroom also benefits from a decked terrace. Allocated parking is available to the rear with additional parking available for visitors. No onward chain.

## Offers Over £280,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hall

Central heating radiator, wood effect flooring, stairs to the first floor with under stairs storage and doors to the kitchen and WC.

#### Kitchen/Diner

17'8" x 13'1"

White high gloss wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with high neck mixer tap, integrated four ring gas hob and extractor hood, electric oven and separate grill in a high rise unit, integrated fridge and freezer, storage cupboard, spot lights, central heating radiator, tiled flooring and UPVC double glazed French doors to rear garden.

#### Living Room

13'3" x 13'1"

UPVC double glazed French front entrance doors to front garden looking out to Albert Park, centre light point, central heating radiator, wood effect flooring and a door to the hall.

#### Downstairs W/C

Two piece suite comprising; low suite WC, wash basin and a central heating radiator.

#### Landing

Stairs to the second floor and doors to two bedrooms and bathroom one.

#### Bedroom Three

13'3" x 9'6"

Could also potentially be used as a reception room, large UPVC double glazed window overlooking Albert Park and a central heating radiator.

#### Bedroom Two

13'1" x 10'11"

UPVC double glazed window and a central heating radiator.

#### Bathroom

Contemporary three piece suite comprising; low suite WC, wall mounted wash basin with mixer tap and storage under, panelled bath with mixer

tap and electric shower over, central heating radiator, part tiled elevations, vanity mirror and tiled flooring.

### Master Bedroom

13'1" x 10'11"

UPVC double glazed French doors leading to the full width balcony, boasting views of Albert's Park across to the city skyline and a central heating radiator.

### Bedroom Four

13'1" x 7'4"

UPVC double glazed window and a central heating radiator.

### Bathroom

Contemporary three piece suite comprising; low suite WC, wall mounted wash basin with mixer tap and storage under, walk in direct feed double shower, central heating radiator, part tiled elevations, vanity mirror and tiled flooring.

### Externally

To the rear is one allocated parking space (though there are additional unallocated spaces in the secure car park), enclosed paved rear courtyard with pathway along the side providing space for bins and storage and an outdoor tap. To the front a gated paved patio area and communal, maintained lawns.

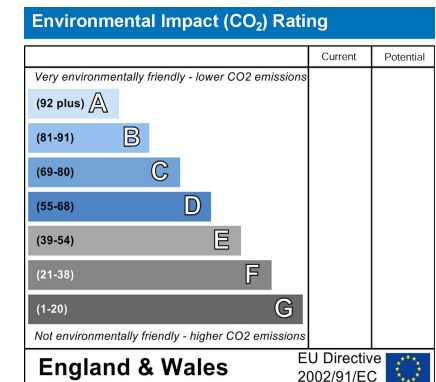
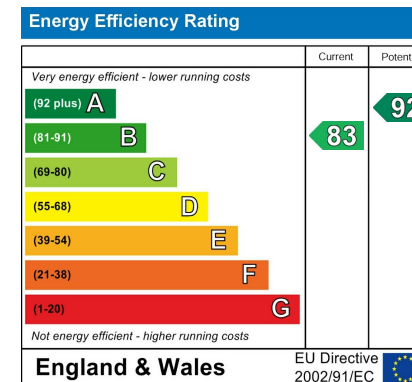
### Additional Information

Lease - 999 years from 2006

Service charges - £416.43 per annum

Ground rent - £100 per annum

Council Tax Band C







All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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