



1, Alder Street, Chimney Pot Park, Salford, M6 5ND

Online Video...https://youtu.be/kcQkMc3en_I

Jordan Fishwick are delighted to bring to the market this immaculately presented TWO/THREE double bedroom end terrace house in the ever popular development of Chimney Pot Park, Salford. Situated within walking distance of Media City and Langworthy tram stop, this property is ideal for those wanting quick and easy access to the city centre and surrounding areas. Accommodation comprises of two double bedrooms on the ground floor and stylish three piece bathroom suite with sunken bath. The first floor offer spacious living/dining area with access to the terrace garden. There is an additional bedroom area/dining room. Stairs then take you to the top floor where you will find the fitted kitchen. Secure undercroft parking included. No Chain.

Offers In Excess Of £190,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Staircase to first floor, understairs storage with G.C.H.B and plumbed for washing machine.

Bedroom One

11'10" x 9'6"

Fitted carpet, integrated wardrobe, floor to ceiling double glazed window and door opening to decked lightwell.

Bedroom Two

9'6" x 8'2"

Fitted carpet, recess area for wardrobe. Radiator, double glazed window to front elevation.

Bathroom

Stylish three piece bathroom suite with sunken bath with mixer shower over and lift able timber panel. Back to wall WC and pedestal wash basin. Large vanity mirror and heated towel rail.

Living Room

22'8" x 11'10"

Stunning living/dining area with engineered timber flooring, ample storage facilities. Television, satellite and telephone connection point. Double glazed sliding window to roof terrace garden. Double glazed window to front elevation. Stairs leading upto the kitchen

Bedroom Three/Dining Room

11'10" x 10'2"

Wooden floors. Velux window and window to front elevation.

Radiator. Ceiling light.

Kitchen

12'1" x 10'2"

Modern fully fitted kitchen with Grey gloss base units and corian work surfaces over. Integrated electric oven and ceramic hob over. Integrated fridge and separate freezer. Engineered timber wood flooring. Electric skylight

Externally

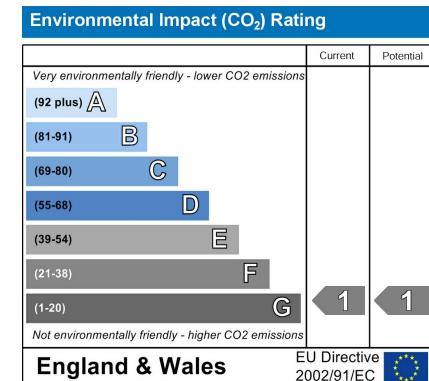
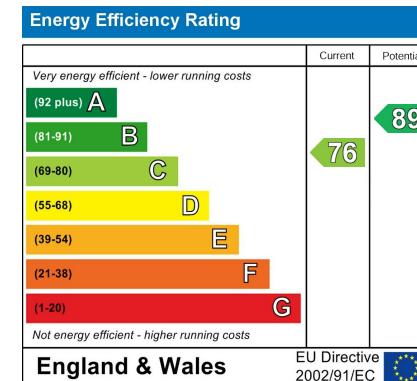
Terrace Garden. Allocated undercroft parking. On street parking available. Restricted access by vehicles along the street.

Additional Information

Service charges £76 pcm

Ground rent £240 per annum

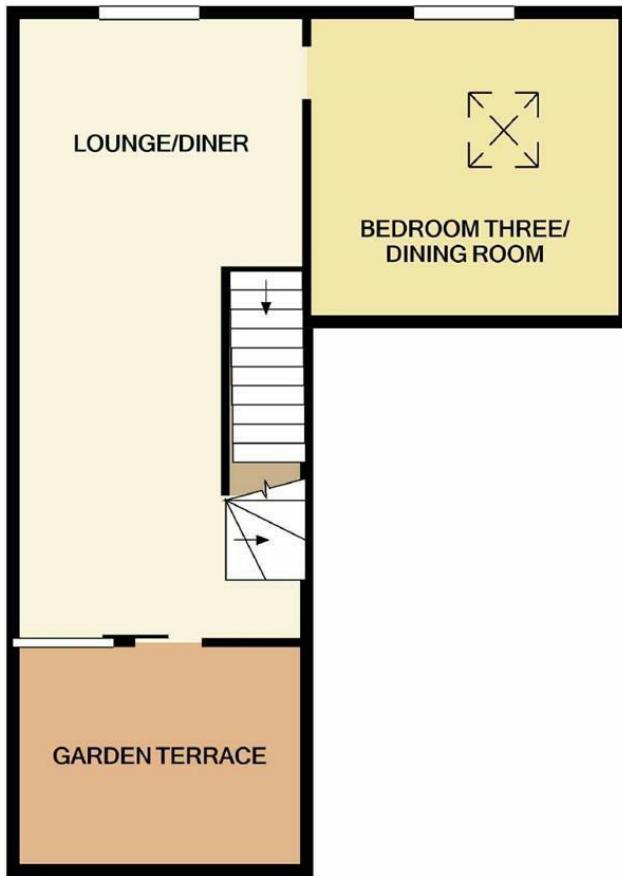
Lease 999 years from 2009



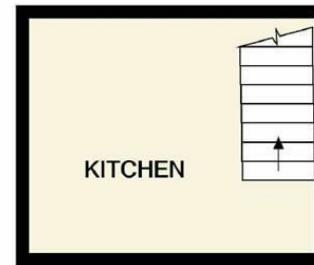




GROUND FLOOR



1ST FLOOR



3RD FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



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

