



# 16 Cooke Place, Salford, M5 3LJ

Welcome to this charming three-bedroom townhouse located on Cooke Place in Salford. This delightful property offers a perfect blend of modern living and convenience, making it an ideal choice for families or professionals alike. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The townhouse features three well-proportioned bedrooms, ensuring ample space for everyone. With two bathrooms, plus a convenient downstairs W/C, morning routines will be a breeze. One of the standout features of this property is the lovely roof terrace, where you can enjoy fresh air and stunning views, making it an excellent spot for al fresco dining or simply unwinding after a long day. Additionally, the gated parking offers secure space for one vehicle, providing peace of mind in this bustling area. Situated close to Central Manchester and the vibrant Salford Quays/MediaCity, this townhouse is ideally located for those who wish to enjoy the best of city living. This property is a wonderful opportunity to embrace a modern lifestyle in a sought-after location. Do not miss your chance to make this townhouse your new home. NO ONWARD CHAIN.

## Price £270,000

### **Viewing arrangements**

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

### **Entrance**

Radiator. Ceiling light. Carpet.

### **Living Room**

18'9" x 12'5"

Laminate flooring. Ceiling light. Radiator. Telephone socket.

Understairs storage cupboard.

### **Kitchen**

11'10" x 9'1"

Range of wall and base units with worktops over. Cooker with gas hob and extractor over. Freestanding fridge/freezer and washing machine. Sink with mixer tap. Spotlights.

Radiator.

### **Bedroom One**

19'3" x 9'1"

Carpet. Ceiling lights. Radiator. TV and telephone point. Access to roof terrace.

### **En-suite**

Low level W.C. Sink with mixer tap. Shower cubicle with electric shower. Heated towel rail. Shaver point.

### **Bedroom Two**

11'10" x 9'1"

Carpet. Ceiling lights. Radiator. TV point.

### **Bedroom Three**

10'7" x 9'1"

Carpet. Ceiling lights. Radiator. TV point.

## Bathroom

Low level W.C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point.

## Externally

Driveway to rear behind electric gates. Private roof terrace.

## Additional Information

Ground rent - £200 per annum. Due to double in 2028.

Service charges - £300 per annum

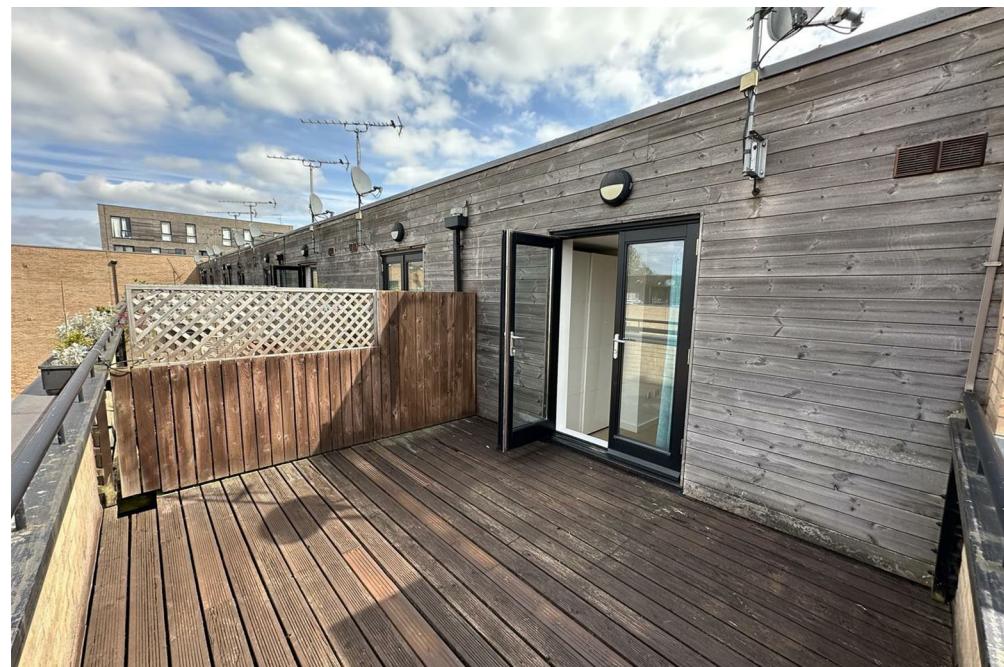
Lease - 999 from 2007

## Agent Notes

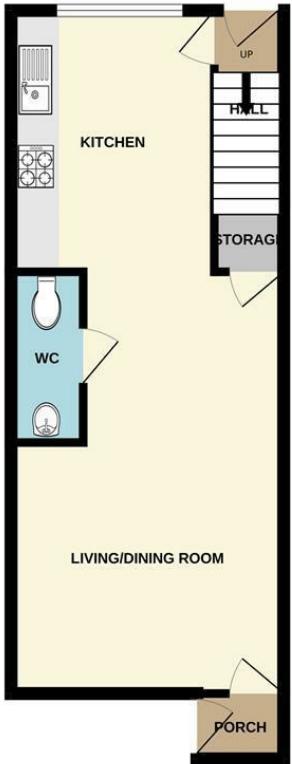
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

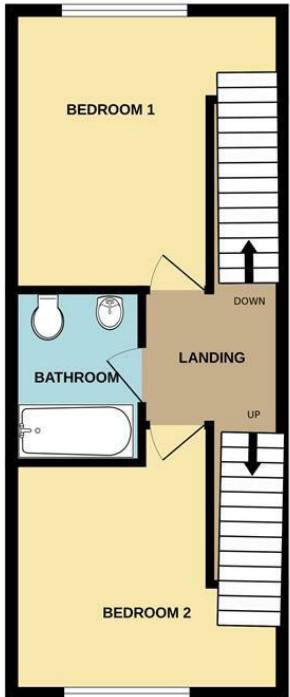
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & 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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