



66 Angora Drive, Trinity Riverside, Salford, M3 6AR

Nestled on Angora Drive in the vibrant area of Trinity Riverside, Salford, this charming three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. With its prime location, you will find yourself just a stone's throw away from the bustling heart of central Manchester, offering a wealth of amenities, shops, and transport links.

Upon entering the property, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for family living or a home office setup. The bathroom is conveniently located, ensuring comfort and practicality for everyday use.

The exterior of the property features a driveway, allowing for parking of one vehicle, which is a valuable asset in this urban setting. Additionally, the enclosed garden offers a private outdoor space, ideal for enjoying sunny days, gardening, or simply unwinding after a long day.

This delightful home combines convenience with comfort, making it an ideal choice for those looking to settle in a thriving community while remaining close to the vibrant city life of Manchester. Don't miss the chance to make this lovely property your new home. NO ONWARD CHAIN.

Price £264,500

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Hall with front door, radiator, door to living room.

Living Room

14'4" x 11'6"

uPVC double glazed window, laminate flooring, radiator, archway to Dining area.

Dining Room

10'2" x 7'8"

uPVC double glazed patio doors to the garden, laminate flooring, radiator, opening to Lounge and door to Kitchen, understairs cupboard.

Kitchen

10'2" x 6'9"

uPVC double glazed window, gas central heating boiler system, attractive fitted units with high gloss doors incorporating a range of wall and base cupboards, extractor hood, gas hob and electric under oven, space and plumbing for washing machine, recess for fridge/freezer, single drainer sink unit, ceramic tiled floor, radiator.

Bedroom One

14'9" x 8'5"

uPVC double glazed window, integral half wardrobe/cupboard, radiator. Ceiling light.

Bedroom Two

9'4" x 7'4"

uPVC double glazed window, radiator. Ceiling light.

Bathroom Three

7'8" x 7'4"

uPVC double glazed window, radiator. Ceiling light.

Bathroom

Low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower, mirrored vanity cabinet, ceramic tiled floor, extractor fan, radiator, uPVC double glazed window.

Externally

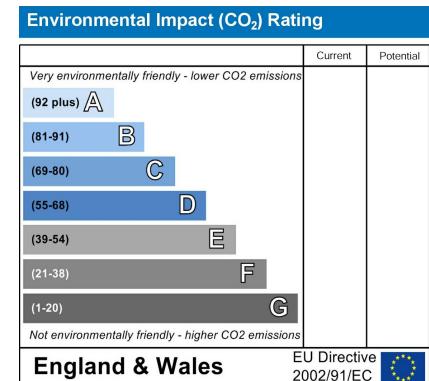
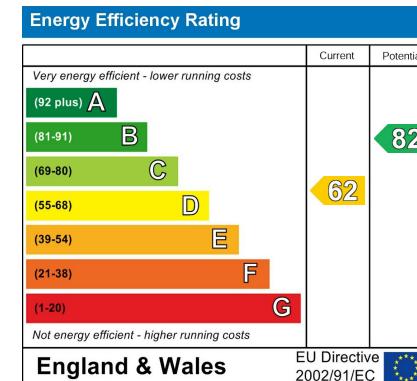
Enclosed rear garden. Driveway to the front.

Additional Information

Lease - 999 years from 10th July 1992

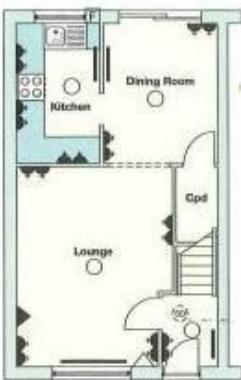
Service charges - £38.85 per month

Ground rent - Peppercorn





Ground Floor



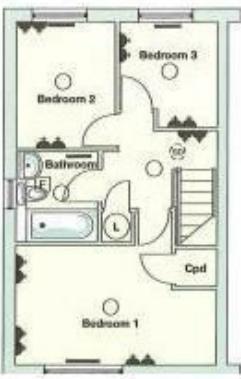
The ground floor is well laid out

with a useful storage cupboard

under the stairs.

Lounge	4495 x 3028mm	12' 0" x 10' 7"
Dining Room	3120 x 2437mm	10' 3" x 8' 0"
Kitchen/ Breakfast Room	3120 x 2078mm	10' 3" x 6' 10"

First Floor



One double and two single

bedrooms are served by a family
bathroom.

Bedroom 1	4580 x 2930mm	15' 0" x 9' 8"
Bedroom 2	3895 x 2215mm	12' 9" x 7' 3"
Bedroom 3	3385 x 2200mm	11' 0" x 7' 2"

○ Ceiling lighting ▲ Television outlet
▲ Single switch socket ☣ Smoke detector



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.

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