



## 42 Ladywell Point Pilgrims Way Salford M50 1AU

### Offers over £150,000

RARE, THREE BEDROOM FLAT! THIRD FLOOR POSITION! HOME ESTATE AGENTS are pleased to offer the opportunity to purchase this great size, three bedroom third floor flat. The property, which can be accessed via a communal lift offers hallway with storage, open plan lounge/dining and kitchen with great views over Eccles and Trafford Park, three bedrooms, en-suite to master bedroom and fitted bathroom suite. The property offers double glazing and is heated via electric heaters. The development is gated and has a parking space available. Ideally positioned close to Ladywell Metrolink station, Eccles town centre and West One Retail park not to mention fantastic transport links in Manchester City centre and a short distance to Monton and Salford Quays. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Hallway
- En-Suite to master bedroom
- Gated, secure parking
- RARE, THREE BEDROOM FLAT!
- Open plan lounge/kitchen with wrap around windows
- Fitted bathroom suite
- Third floor flat - lift access
- Three bedrooms
- Close to Ladywell metrolink station



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### Hallway

Wood effect flooring, electric heater, storage cupboard which is plumbed for the washing machine and hot water tank and access to the communal hallway.

### Open plan living area/kitchen 17'5 x 15'1 (5.31m x 4.60m)

Open plan living comprising lounge, dining and fitted kitchen. The kitchen comprises fitted wall and base units, roll edge worktops, sink unit, tiled to complement, electric oven and hob, space for fridge freezer and extractor fan. Electric heater and uPVC double glazed full height windows to two sides with views.

### Bedroom One 12'2 x 10'3 (3.71m x 3.12m)

uPVC double glazed window to the side, wood effect flooring and electric heater.

### En-Suite 7'7 x 4'4 (2.31m x 1.32m)

Fitted with a three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled to complement and towel heater.

### Bedroom Two 14'4 x 8'5 (4.37m x 2.57m)

uPVC double glazed window to the rear, wood effect flooring and electric heater.

### Bedroom Three 11'5 x 8'5 (3.48m x 2.57m)

uPVC double glazed window to the rear, wood effect flooring and electric heater.

### Bathroom 7'7 x 6'3 (2.31m x 1.91m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement.

### Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 250 years from 1/1/2007 to 31 December 2257. We are advised that the ground rent is approx. £500.00. We are advised that there is a annual service charge of approx. £935.18 - This is currently paid half yearly.

We are advised that the current council tax band is band B.

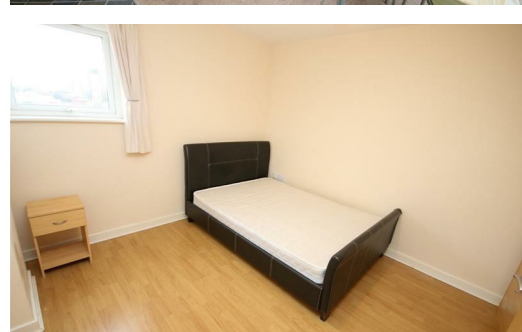
The current EPC rating is C.

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

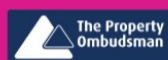
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being

accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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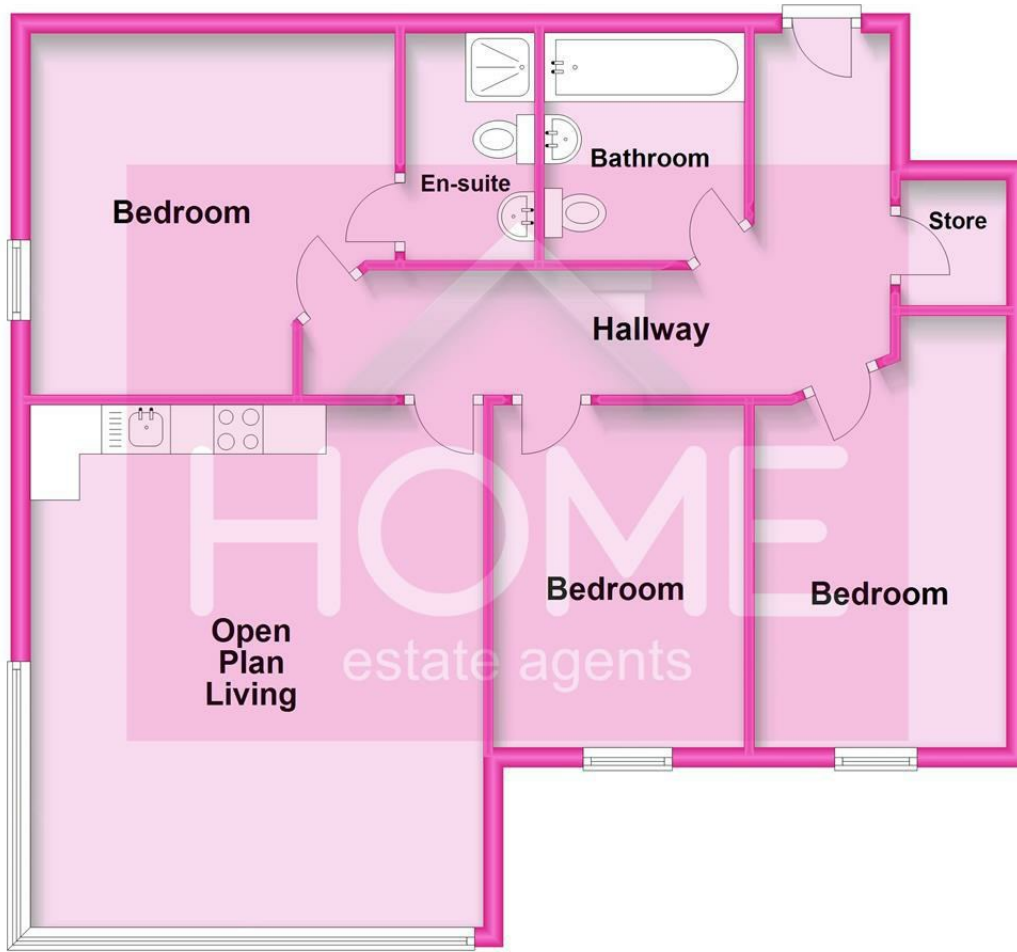


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## Ground Floor

Approx. 78.6 sq. metres (846.6 sq. feet)



Total area: approx. 78.6 sq. metres (846.6 sq. feet)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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