



## 5 Hulton Street, Salford, M5 3GE

### Offers Over £130,000



**\*\* ALLOCATED PARKING SPACE INCLUDED \*\* CHAIN FREE \*\*** A well proportioned one bedroom flat facing Ordsall Park in a popular and convenient location next to Salford Quays. Hulton Street is a short walk from Exchange Quay Metrolink station and bus network. It also offers easy access to the motorway network and is a short journey from Manchester city centre. This property is sold with vacant possession and would make an excellent home for first time buyers. It boasts its own street entrance and includes one allocated parking space which is found to the rear of the property. The accommodation has been well maintained and is sold as seen. EPC rating C. Council tax band A.

Lease: 999 years from 2007  
Annual Ground Rent: £150  
Annual Service Charge: £1450.20

- SHORT WALK FROM EXCHANGE QUAY METROLINK STATION
- WELL PROPORTIONED ONE BEDROOM FLAT
- GROUND FLOOR POSITION
- EPC RATING C
- QUIET RESIDENTIAL LOCATION OPPOSITE ORDSALL PARK
- ALLOCATED PARKING SPACE INCLUDED
- NO ONWARD CHAIN
- CLOSE TO MEDIA CITYUK & MANCHESTER CITY CENTRE
- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- SOLD AS SEEN

