



59 Calico Close, Salford, M3 6AH
£245,000



**** EXCELLENT FIRST TIME BUYER OPPORTUNITY **** This beautifully presented two bedroom semi detached residence is tucked away in a quiet residential area of Salford within Trinity Riverside and has been recently redecorated throughout by the current owner. Its location is ideal for first time buyers and investors looking for a well maintained house on the outskirts of Manchester city centre. Calico Close is walking distance to a number of transport links including Salford Crescent train station. Additionally, it's a few minutes from Peel Park and The Meadow as well as a host of shops, bars and restaurants along Chapel Street. Offering a stylish kitchen with integrated appliances and an upgraded bathroom suite, this immaculate property also boasts a driveway for two vehicles, CCTV, new boiler and a generously sized laid to lawn rear garden with side access. No onward chain. Viewings highly recommended. EPC rating C.

Lease: 999 years from 1992
Ground Rent: Peppercorn
Service Charge: £29pcm

- IMMACULATE TWO BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- TRINITY RIVERSIDE LOCATION
- CLOSE TO PEEL PARK AND SALFORD UNIVERSITY
- NO ONWARD CHAIN
- OFF ROAD PARKING & REAR GARDEN
- RECENTLY UPGRADED BATHROOM SUITE & MODERN FITTED KITCHEN
- SHORT WALK FROM MANCHESTER CITY CENTRE
- FULLY REDECORATED THROUGHOUT
- EXCELLENT FIRST TIME BUYER PROPERTY

