



9 Alban Street, Salford, M7 1NQ  
**Offers Over £290,000**



This immaculate townhouse offers three floors of spacious accommodation and is located in a popular residential area off Broughton Lane on the outskirts of Manchester City Centre. It has been recently redecorated throughout and all carpets have been replaced. It's warmed by gas central heating and briefly comprises; entrance hallway, newly fitted kitchen diner with access to the rear garden and WC to the ground floor. On the first level there is a large living room overlooking the rear garden, and a double bedroom. At the top of the house there are two further double bedrooms (master with en suite shower room) and a family bathroom suite. Additionally there's a driveway providing off road parking and garage. No onward chain. EPC rating (C) Lease: 250 years from 2010. Ground rent: £150 PA. No service charge.

- Three Spacious Double Bedrooms
- Bathroom + En Suite Shower Room
- Driveway + Garage
- Newly Fitted Carpets & Redecorated Throughout
- Downstairs W.C.
- Modern Townhouse with Newly Fitted Kitchen Diner
- Rear Garden Laid to Lawn with Shed
- Three Floors of Immaculate Accommodation
- Short Distance from Manchester City Centre
- No Onward Chain

