



Old Church Court, Weaste Road, Salford  
£105,000

**Ascend**  
Built on higher standards

## Entrance Hallway

Front entrance door. Built in storage cupboard, wood effect flooring, wall mounted electric heater. Doors to:

## Lounge / Kitchen / Diner

23'7" maximum x 12'6" maximum (7.19m maximum x 3.81m maximum)

Kitchen area with wall mounted and base level units, work top surfaces over incorporating a one and half bowl stainless steel sink and drainer unit. Integrated oven and grill with a four ring induction hob and extractor with lighting over. Plumbing and space for an automatic washing machine, space for a fridge freezer. Tiled effect flooring.

## Master Bedroom

10'6" x 9'10" (3.20m x 3.00m)

Side aspect double glazed door opening to the Juliet balcony. Wall mounted electric heater.

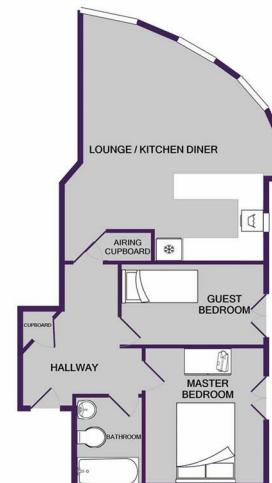
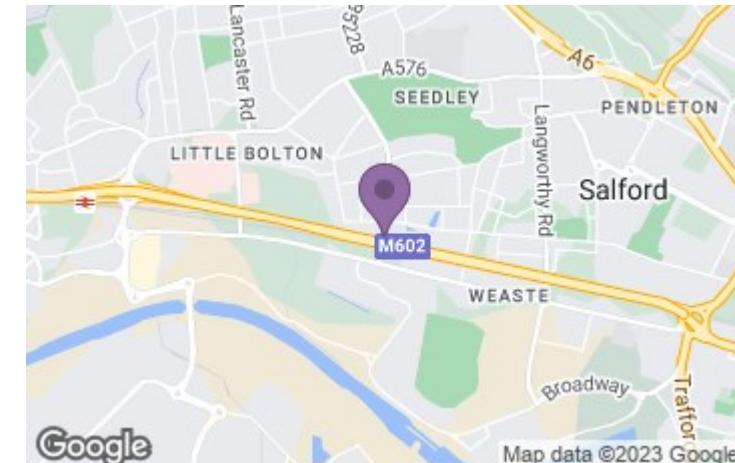
## Bedroom Two

10'11" x 6'2" (3.33m x 1.88m)

Side aspect double glazed door opening to the Juliet balcony. Wall mounted electric heater.

## Bathroom

Furnished with a three piece suite comprising: Panelled bath, pedestal wash hand basin and a low level WC. Part tiled walls.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no representation is given for any error. Intended for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
Made with Metropix ©2022

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	84
(81-91) B	73
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Pastoral
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

**Ascend**  
Built on higher standards