



## Wythburn Street, Salford

£1,100 PCM

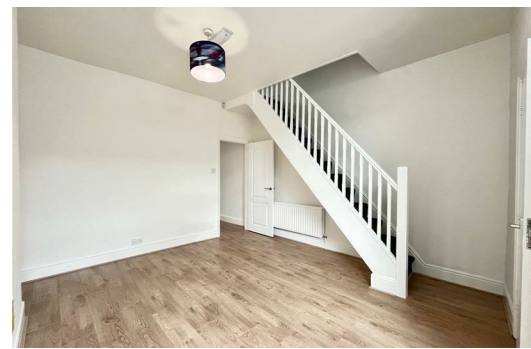
Step inside this recently refurbished TWO bedroom terraced house on Wythburn Street, Salford. The property has been updated throughout, with a clean and modern finish. It offers a practical layout and is ready to move into.

Upon entry, you're greeted with a light, bright entrance hallway that immediately feels welcoming and spacious. There's a cozy front reception room making great space for a lounge or dining room! Beyond this is a versatile reception room that could serve as a dining area, home office, or extra sitting room – basically whatever your heart desires. The modern fitted kitchen sits to the rear, ready for you to whip up anything from a quick breakfast to a Michelin worthy feast!

Upstairs, you'll find a stylish modern bathroom with a three-piece suite, offering a bit of luxury every morning, think spa vibes but without the robe and cucumber slices!  
There's a large double master bedroom, and a single second bedroom, each with plenty of space!

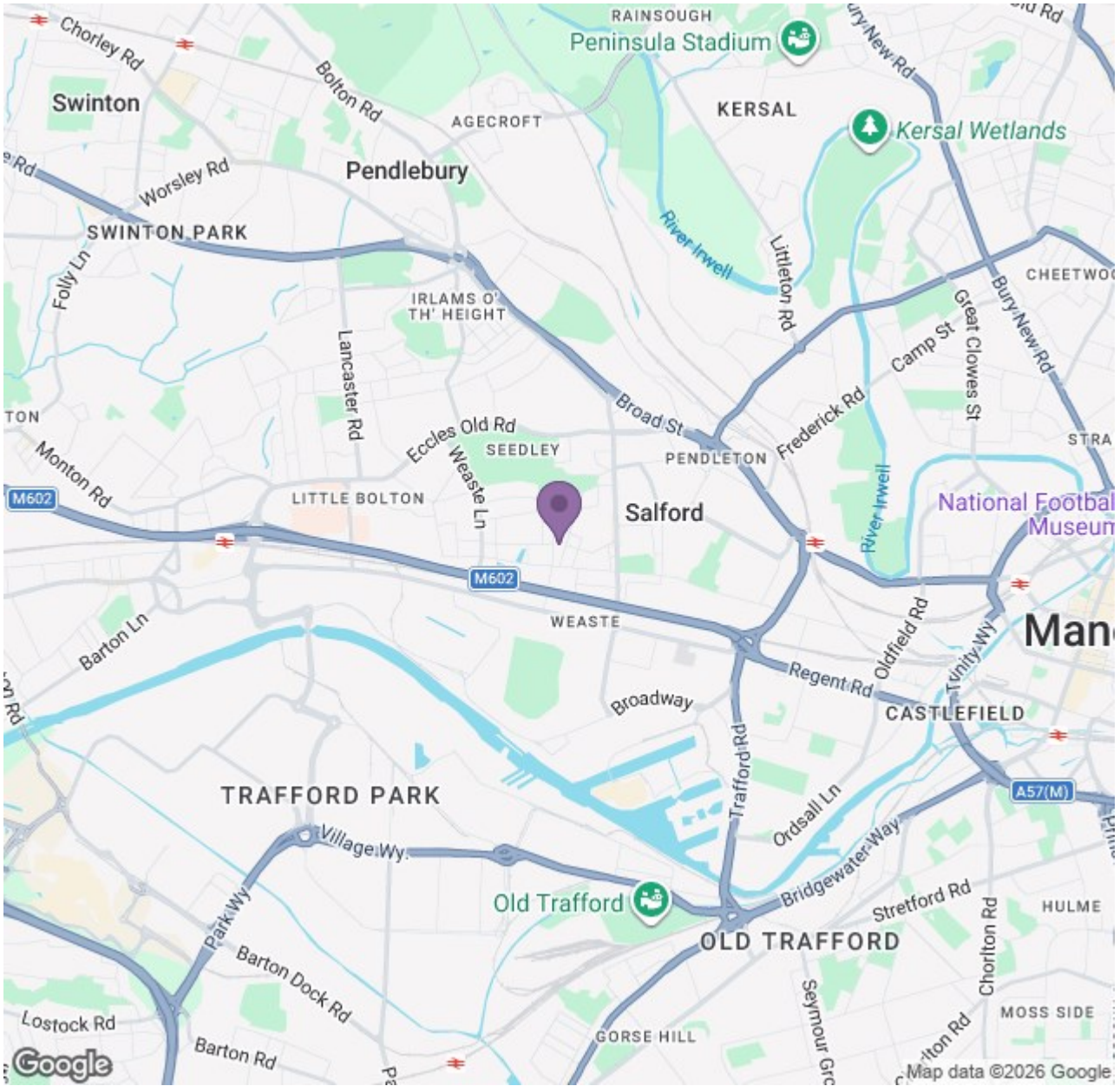
Externally, there's a rear yard, perfect for a barbecue, a few potted plants, or a quiet spot to enjoy a cup of coffee without your neighbours judging your garden gnome collection.

Location-wise, it's hard to beat. Literally on the M602, with direct access to the M62, it's a commuter's dream. Manchester city centre and Salford are just minutes away, so whether you're a young family looking for convenience or a professional couple wanting easy links to work and play, this property ticks all the boxes.



# Ascend

Built on higher standards



| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |        |
|--------------------------|--------|--|--------|
| Current                  | Target | Current  | Target |
| 83                       | 83     | G  | G      |
| 82                       | 82     | F  | F      |
| 81                       | 81     | E  | E      |
| 80                       | 80     | D  | D      |
| 79                       | 79     | C  | C      |
| 78                       | 78     | B  | B      |
| 77                       | 77     | A  | A      |
| 76                       | 76     |  |        |

England & Wales

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