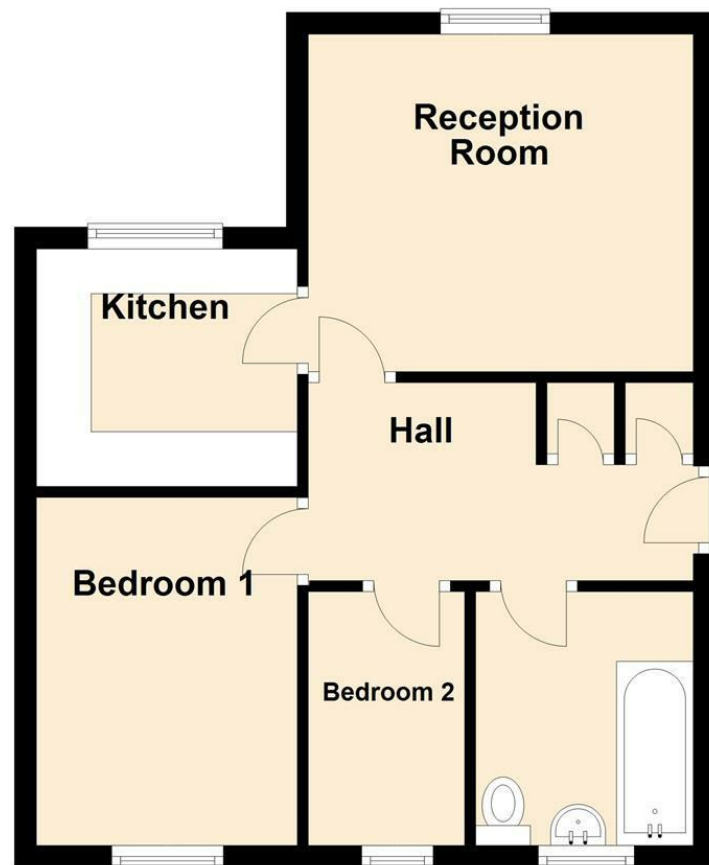


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Lancaster Road, Salford, M6 8AW

Offers Over £130,000

A GENEROUSLY PROPORTIONED, TWO BEDROOMED FIRST FLOOR FLAT IN A CONVENIENT AREA OF SALFORD!

Presented to the market in a popular area, close to schools, amenities and transport links into Manchester City Centre, Salford Quays and media City, stands this fantastic, two bedroomed first floor apartment. Suited to a commuting couple, small family or as a down size, the property is secure and enjoys well maintained communal areas.

Comprising briefly; Entrance on a first floor level into a hallway. The hallway has two storage cupboards and has doors leading to a bathroom, two bedrooms and a sizeable reception room which allows further access to a bathroom suite.

Viewings can be arranged by calling our sales team today.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Lancaster Road, Salford, M6 8AW
Offers Over £130,000

 2  1  1  B

- Two Bedroomed
 - Conveniently Located
 - Great Commuter Links
- Flat Property
 - Off Road Parking
 - Excellent Motorway Links
- Well Maintained
 - Nearby Schools
 - Must Be Viewed

First Floor

Hall

13'3 x 5'9 (4.04m x 1.75m)
Real wood floor, two large storage cupboards, door to bathroom, two bedrooms and one reception rooms.

Bathroom

6'7 x 6'4 (2.01m x 1.93m)
Panelled bath with electric shower, low basin WC. pedestal wash basin, wood effect floor, extractor fan.

Bedroom One

13'5 x 9'6 (4.09m x 2.90m)
Electric heated radiator, UPVC double glazed window,

Bedroom Two

8'7 x 7'8 (2.62m x 2.34m)
Electric heated radiator, UPVC double glazed window.

Reception Room

16'1 x 12'7 (4.90m x 3.84m)
Electric heating radiator, UPVC double glazed window, real wood floor, television point, door to kitchen.

Kitchen

9'2 x 8'9 (2.79m x 2.67m)
UPVC double glazed window, cream panel wall and base units, stone effect worktops, tiled splash back, composite one and a half bowl sink and drain with mixer taps, plumbing for washing machine, electric oven, electric hob, space for fridge/ freezer, wood effect floor.

