



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.



Emerson Street, Salford, M5 5HY

£170,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market within the most desirable location of Salford. With two double bedrooms, two living areas and neutral decoration throughout, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms. The second reception room leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property
 - Enclosed Rear Yard
- EPC Rating TBC
 - Two Double Bedrooms
 - Ideal First Time Buy Ready To Move Into

Ground Floor

Entrance
Composite double glazed frosted door to hall.

Hall
10'10 x 2'11 (3.30m x 0.89m)
Central heating radiator, coving, picture rail, meter cupboard, wood effect laminate flooring, door to reception room one and open to reception room two.

Reception Room
10'10 x 9'10 (3.30m x 3.00m)
UPVC double glazed window, central heating radiator, integrated alcove storage, under stairs storage, wood effect laminate flooring, doors to kitchen and stairs to first floor.

Kitchen
10'7 x 7'11 (3.23m x 2.41m)
UPVC double glazed box window, range of white gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, wood effect lino flooring and UPVC double glazed frosted stable door to rear.

First Floor

Landing
5'7 x 4'10 (1.70m x 1.47m)
Loft hatch, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
13'1 x 10'10 (3.99m x 3.30m)
UPVC double glazed window and central heating radiator.

Bedroom Two
13'2 x 7'2 (4.01m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom
8'3 x 6'10 (2.51m x 2.08m)
UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath with electric feed shower, dual flush WC, pedestal wash basin, tiled elevation, spotlights, Worcester boiler and tiled effect lino flooring.

External

Rear
Enclosed yard with gate to shared access road.

