



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

King Street, Salford, M6 7GY

Offers Over £220,000

AN EXQUISITE COTTAGE

Nestled on King Street in the charming area of Irlams O' Th' Height, Salford, this remarkable cottage, built in 1794, stands as one of the oldest homes in the region, steeped in rich history. Once serving various roles as a school, shop, and weaver's cottage, the property has been thoughtfully extended in 1987, blending its historical essence with modern comforts.

With two spacious double bedrooms and two inviting living areas, this home is ideal for those seeking a blend of historical charm and modern convenience. The beautiful gardens provide a serene outdoor space, perfect for relaxation or entertaining. Improvements have been made by the current owners to the property including double glazing throughout.

The surrounding area has seen significant rejuvenation, with neighbouring houses, once derelict, now transformed into a beautiful row of cottages, contributing to the overall charm of the street. The extensive extension of this property features an impressive kitchen and a modern shower room, perfect for contemporary living.

In summary, this enchanting home offers a unique opportunity for potential buyers looking for a property rich in history, character, and charm, all within a picturesque setting.

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

King Street, Salford, M6 7GY

Offers Over £220,000

 2  1  2  D

- Charming Mid Terrace Cottage
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m)

Composite double glazed front door, hardwood single glazed frosted window, wood effect laminate flooring and hardwood single glazed frosted door to reception room.

Reception Room

14'11 x 14'0 (4.55m x 4.27m)

UPVC double glazed window, central heating radiator, exposed beams, open coal fire with integrated warming drawer and oven, integrated alcove storage, television point, wood effect laminate flooring and open to dining room.

Dining Room

14'11 x 8'7 (4.55m x 2.62m)

Central heating radiator, wood effect laminate flooring, single glazed door to kitchen, oak open staircase to first floor and UPVC double glazed French doors to rear.

Kitchen

11'10 x 7'0 (3.61m x 2.13m)

UPVC double glazed window, central heating radiator, range of matte wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, space for fridge freezer, plumbing for washing machine, Worcester boiler, tiled flooring and door to inner hall.

Inner Hall

7'0 x 2'10 (2.13m x 0.86m)

Storage cupboard, tiled flooring, door to shower room and composite double glazed door to rear.

Shower Room

7'0 x 6'11 (2.13m x 2.11m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with traditional taps, dual flush WC, electric feed shower enclosed, tiled elevations and tiled flooring.

First Floor

Landing

5'2 x 3'4 (1.57m x 1.02m)

Wood effect laminate flooring, doors leading to two bedrooms and WC.

Bedroom One

14'11 x 14'0 (4.55m x 4.27m)

UPVC double glazed window, central heating radiator, loft access, original fireplace and wood effect laminate flooring.

Bedroom Two

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

WC

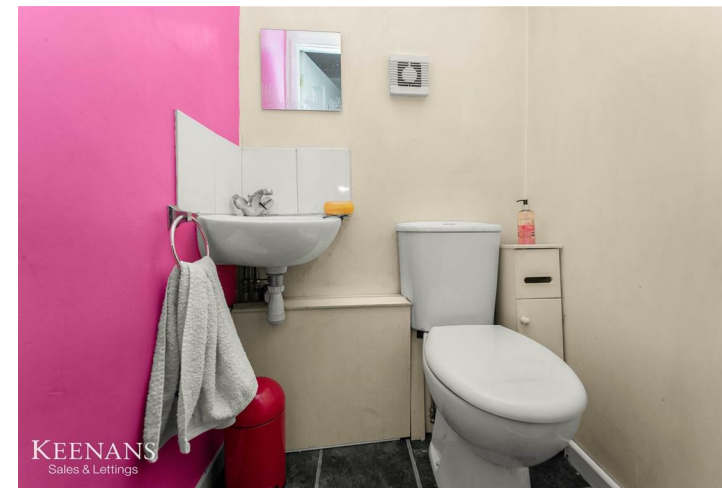
3'9 x 3'1 (1.14m x 0.94m)

Dual flush WC, corner wall mounted wash basin with mixer tap, extractor fan and tiled effect vinyl flooring.

External

Rear

Enclosed garden with paving and mature shrubbery.



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