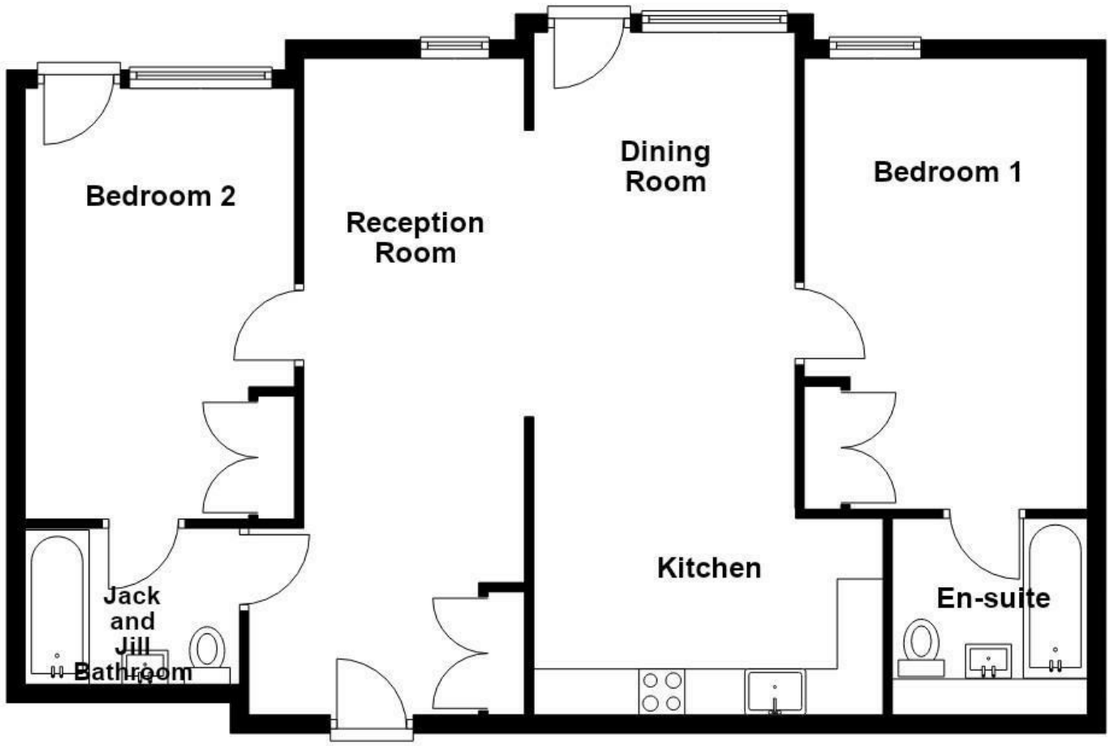
Keenans

Ground Floor

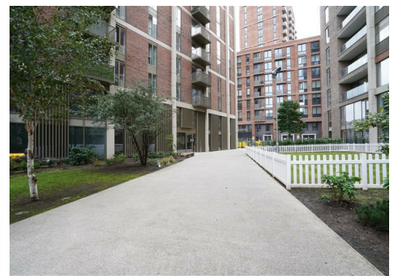


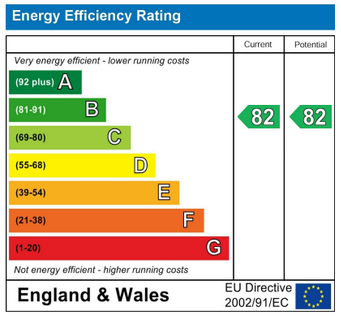
Total area: approx. 81.8 sq. metres (881.0 sq. feet)











Hulme Street, Salford, M5 4ZB

£330,000

AN EXCEPTIONAL TWO BEDROOM APARTMENT

Located on Hulme Street in Salford, this splendid fourth floor apartment offers a perfect blend of modern living and convenience. The property boasts a spacious open plan living area that seamlessly integrates with a contemporary fitted kitchen, complete with integrated appliances, making it ideal for both entertaining and everyday living. The accommodation features two generously sized bedrooms, including a luxurious ensuite master bedroom, ensuring comfort and privacy.

This well-presented home is situated in a well-established residential area, providing easy access to a variety of local amenities, schools, and shops. Families will appreciate being within the catchment area for St Philip's CofE School, which is highly regarded. The property is also perfectly positioned for commuters, with excellent transport links via the M602 and M57 motorways, allowing for swift travel to Salford, Manchester city centre, and the wider Greater Manchester area.

In addition to its practical features, the house is surrounded by green spaces and leisure facilities, offering ample opportunities for outdoor activities and relaxation. The energy efficiency of the property is noteworthy, with an EPC rating of B, ensuring low utility bills and a reduced environmental impact.

This home is not only spacious and modern but also represents a fantastic opportunity for a variety of buyers and renters alike. With its appealing location and well-thought-out design, viewing is highly recommended to fully appreciate all that this property has to offer.

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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Hulme Street, Salford, M5 4ZB

£330,000

2 2 1 B

- An Enviable Fourth Floor Apartment
- Sought After Location
- Off Road Parking
- Council Tax Band C
- Two Bedrooms
- Modern FInish
- EPC Rating B
- Two Bathrooms
- City Centre Location
- Tenure Leasehold

Entrance
Communal hallway to door to the reception room.

Reception Room
23'5" x 9'10" (7.15 x 3.01)

Aluminium double glazed window, electric heater, storage cupboard, fitted storage, spotlights, television point, wood effect laminate flooring, doors to the Jack and Jill bathroom, bedroom two and open to the dining room.

Dining Room
17'0" x 9'4" (5.19 x 2.85)

Aluminium double glazed windows, electric heater, wood effect laminate flooring, door to bedroom one, open to the kitchen, aluminium double glazed door to the balcony.

Kitchen
12'5" x 7'0" (3.81 x 2.15)

A range of matte wall and base units, laminate surfaces, high glossed splash backs, inset stainless steel sink and mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for an American style fridge freezer, integrated dishwasher, under unit lighting, spotlights, tiled effect lino flooring.

Bedroom One
15'11" x 10'1" (4.87 x 3.08)

Aluminium double glazed window, electric heater, fitted wardrobe, television point, wood effect laminate flooring, door to the en suite.

En Suite
7'0" x 6'10" (2.15 x 2.1)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wall mounted wash basin with mixer tap, panelled bath with mixer tap and a direct feed over head shower, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

Bedroom Two
15'4" x 9'7" (4.69 x 2.94)

Aluminium double glazed window, electric heater, television point, wood effect laminate flooring, aluminium double glazed door to the Juliet balcony, door to the Jack and Jill Bathroom.

Jack And Jill Bathroom
7'4" x 5'6" (2.24 x 1.7)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wall mounted wash basin with mixer tap, panelled bath with mixer tap and direct feed over head shower, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

External
Communal gardens, secure gated entry, gym and cinema room.





