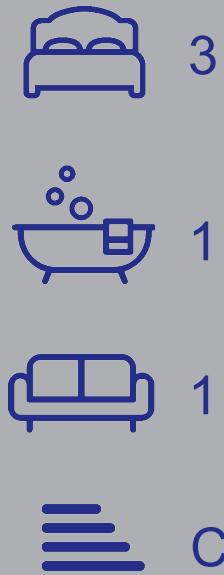




Merchants Quay
Salford Quays
M50 3XQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

79 Merchants Quay
Salford Quays
Manchester
M50 3XQ



£450,000

NO ONGOING VENDOR CHAIN A well presented three bedroom semi-detached property set within an idyllic location in the heart of Salford Quays. Providing prospective purchasers well presented accommodation of approx 835 sq ft. Spacious lounge/dining room. Recently refurbished kitchen. Useful ground floor WC. Three double bedrooms. Well appointed shower room/WC. Enclosed garden with a delightful outlook. Residents permit parking and garage in an adjacent block. Must be viewed to be appreciated. Ideally positioned for the facilities available in Salford Quays, Media City and Lowry Centre. Metrolink and access to Manchester City Centre close by. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator. Understairs storage off. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin. Tile panelled decor. Double glazed window to the front elevation.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Induction hob with extractor canopy above. Built in oven. Plumbing for a washer and space for fridge/freezer. Tiled splashbacks. Two double glazed windows to the front elevation. Radiator. Breakfast bar facility. Cupboard off where the Glow-Worm Combination gas central heating boiler is located. Tiled splashbacks.

Lounge/Dining Room

A spacious room of generous proportions with a radiator and laminate flooring. Feature recess within the chimney breast. Two double glazed windows to the rear elevation and double glazed patio doors with adjacent side windows lead out to the rear garden.

TO THE FIRST FLOOR

Landing

With a loft access point. Large storage/airing cupboard off.

Bedroom (1)

With two double glazed windows to the rear elevation. Radiator.

Bedroom (2)

With two double glazed windows to the rear elevation. Radiator.

Bedroom (3)

With two double glazed windows to the front elevation. Radiator.

Shower Room/WC

With a walk-in shower enclosure, low level WC and Vanity wash hand basin with storage below. Chrome ladder radiator. Double glazed window to the front elevation. Tile panelled decor.

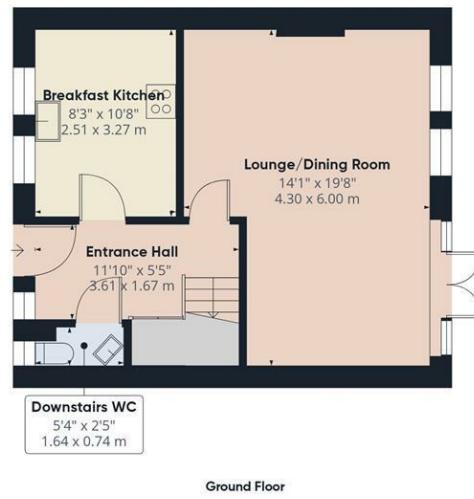
Outside

To the front the property is accessed via a walk-way with enclosed garden. To the rear is an enclosed lawned garden with a westerly aspect. The property benefits from a garage in an adjacent block. Residents permit parking subject to availability and street resident parking availability subject to permit.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 998 years from 01/01/1986.



Approximate total area⁽¹⁾835 ft²77.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT