

C&R

Commercial & Residential
Properties

£205,000

Velour Close, Trinity Riverside, Salford, M3 6AQ



 **2**
Bedrooms

 **1**
Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are delighted to offer this well presented Two double bedroom EXTENDED semi-detached property on the popular Trinity Riverside Development. This well presented home briefly comprises of a good sized lounge, fitted dining kitchen and a modern nice bright & airy conservatory which leads onto a great sized garden. To the 1st floor are two double bedrooms as well as a fitted bathroom suite. Great location as the property is within walking distance to the city centre with great access and public transport links into and out of the city. This property would be an ideal purchase for a first time buyer or buy to let investor.

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Entrance Hall

Front door. Upvc window to side. Fuse Box. ceiling light point.

Lounge *4.70m x 3.60m (15.42ft x 11.81ft)*

Paneled door. Upvc to front elevation. Range of power points. Ceiling light point. Stairs to 1st floor and under stairs storage cupboard.

Dining Kitchen *3.60m x 2.80m (11.81ft x 9.19ft)*

A range of wall and base units, space for fridge and freezer, extractor hood, gas hob with electric under-oven below, space and plumbing for washing machine, one and a half bowl single drainer sink unit. Upvc to rear elevation.

Conservatory *3.30m x 2.60m (10.83ft x 8.53ft)*

Bright and airy conservatory, French patio doors to garden area.

Master Bedroom *3.60m x 2.80m (11.81ft x 9.19ft)*

Paneled door. Double sized bedroom with UPVC window over looking the rear elevation. Ceiling light point and a range of power points.

Bedroom Two *3.60m x 2.50m (11.81ft x 8.20ft)*

Paneled door. Double sized bedroom with UPVC window over looking the front elevation. Ceiling light point and a range of power points.

Bathroom *2.60m x 1.40m (8.53ft x 4.59ft)*

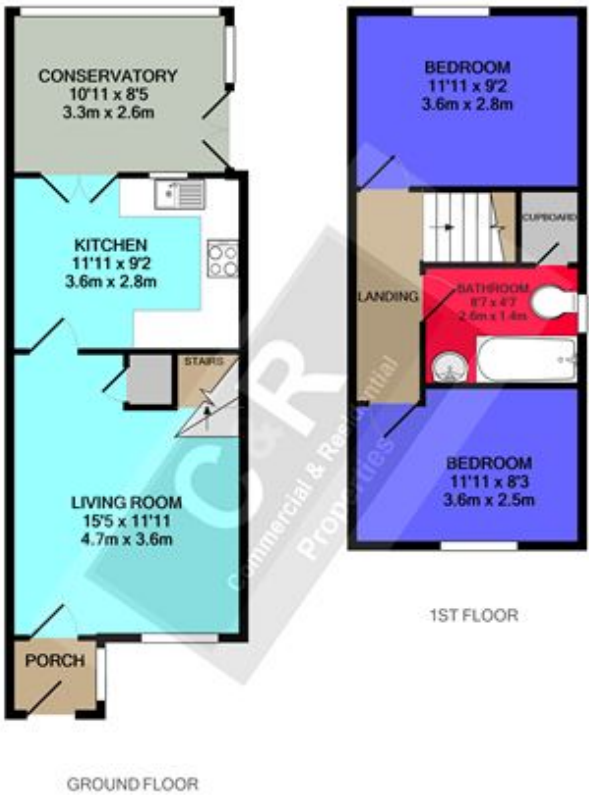
Paneled door. 3 Piece white suite consisting of a low level W.C a pedestal sink and a bath with over hanging shower. UPVC window to the side elevation. Storage cupboard.

Gardens

To the rear garden is a patio area with the remainder laid to lawn and perimeter wooden fencing all round with garden gate providing side access to the front. To the front you will find ample communal parking.

Tenure

Service charges - 21.81 per month. inclusive buildings insurance. Ground rent - Peppercorn Lease - 999 years from 2002



GROUND FLOOR

1ST FLOOR

C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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