



**Wellington Street East**  
**Salford M7 4DW**  
**ASKING PRICE : £450,000**



## A WELL PRESENTED AND DECEPTIVELY SPACIOUS 4 BEDROOMED TERRACED HOUSE SITUATED IN A HIGHLY SOUGHT AFTER LOCATION WITH 3 ADDITIONAL LOFT ROOMS

This well proportioned and well presented 4 bedroomed terraced house is a perfect family home, situated in an established residential area, conveniently positioned for access to all the usual local amenities. The property benefits from a gas fired central heating system and double glazing. Externally the property benefits from a rear yard and a front driveway. The property is offered for sale at a competitive price and early viewing comes highly recommended.

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Ground Floor

#### ENTRANCE HALLWAY

#### DOWNSTAIRS WC

#### DINING ROOM – 3.8 x 5.5 metres (into bay) (12'5" x 18')

Well Presented reception room with stunning features, bay window and laminate flooring

#### LOUNGE – 3.6 x 4.0 metres (11'9" x 13'1")

Well presented second reception room with laminate flooring

#### KITCHEN – 3.6 x 4.0 metres (11'9" x 13'1")

3 x stainless steel sink units, range of wall and base units with complementary work surfaces

#### SUKKAH – 4.1 x 2.9 metres (13'5" x 9'6")



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## First Floor

### LANDING

#### **MASTER BEDROOM – 3.5 x 4.0 metres (11'5" x 13'1")**

Well presented double master bedroom with fitted wardrobes

#### **BEDROOM TWO – 3.5 x 3.9 metres (11'5" x 12'9")**

Well presented second double bedroom with fitted wardrobes

#### **BEDROOM THREE – 1.8 x 3.1 metres (5'10" x 10'2")**

#### **BEDROOM FOUR**

#### **BATHROOM – 2.0 x 2.6 metres (6'6" x 8'6")**

Stunning modern bathroom, panelled bath with shower attachment, vanity sink unit, low level wc, heated hand towel rail, tiled walls and flooring



## Second Floor

### LANDING

#### **LOFT ROOM – 2.9 x 2.1 metres (9'6" x 6'10")**

Currently used as a bedroom

#### **LOFT ROOM TWO – 2.2 x 5.3 metres (7'2" x 17'4")**

Currently used as a double bedroom

#### **LOFT ROOM THREE – 1.5 x 1.4 metres (4'11" x 4'7")**

Panelled bath with shower attachment, low level wc and tiled walls



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### Externally

The property benefits from an enclosed rear yard and private parking to the front

### **Council Tax Band**

From enquiries made we have been advised that the property is in Council Tax Band

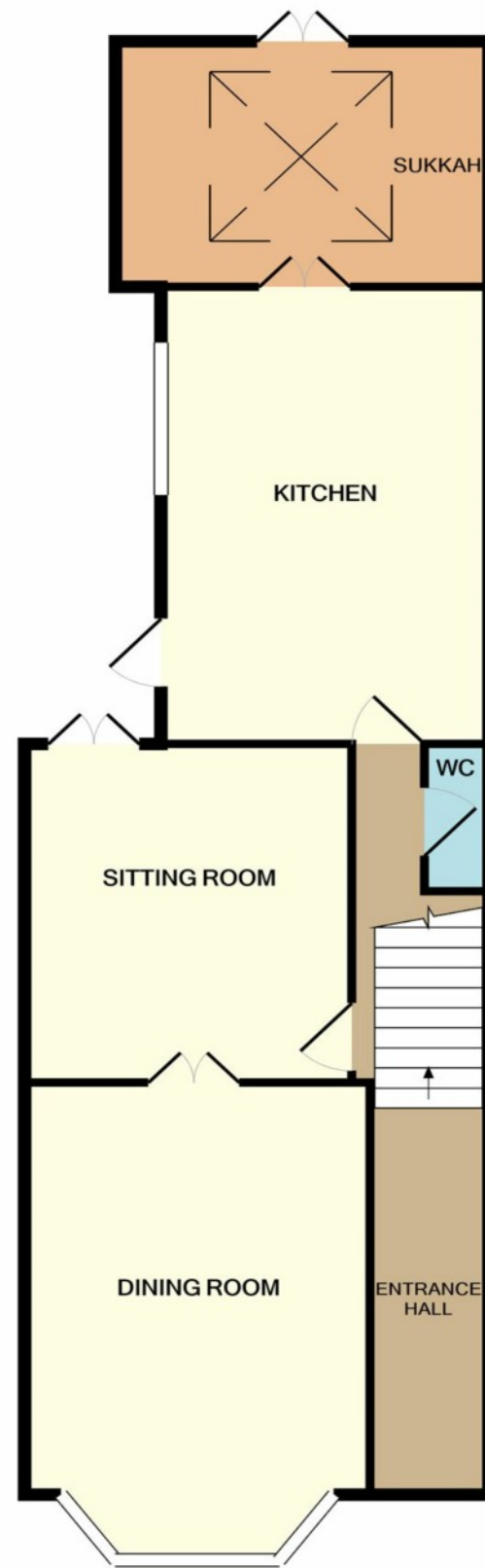
## **VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL**

### **LOCATION**

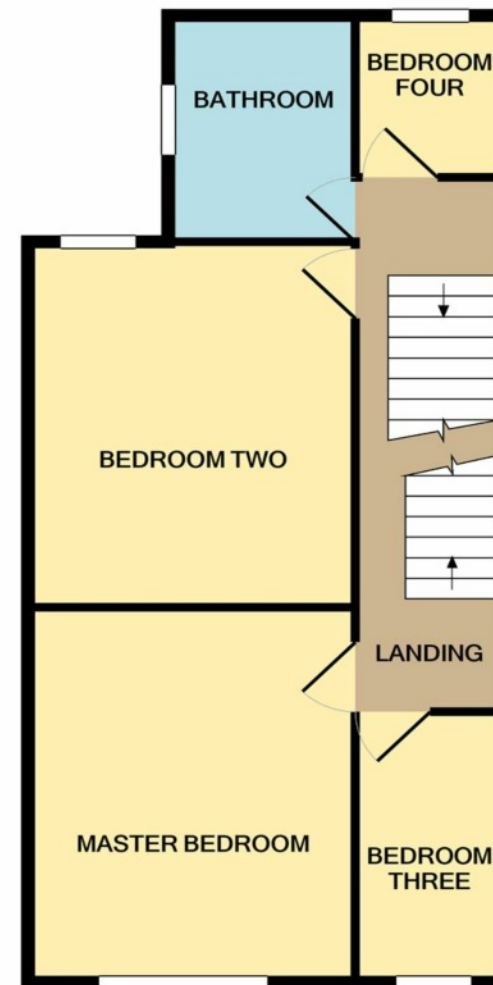
This wonderful family home is situated in an established residential area, conveniently positioned for access to Manchester City Centre and all the usual local amenities



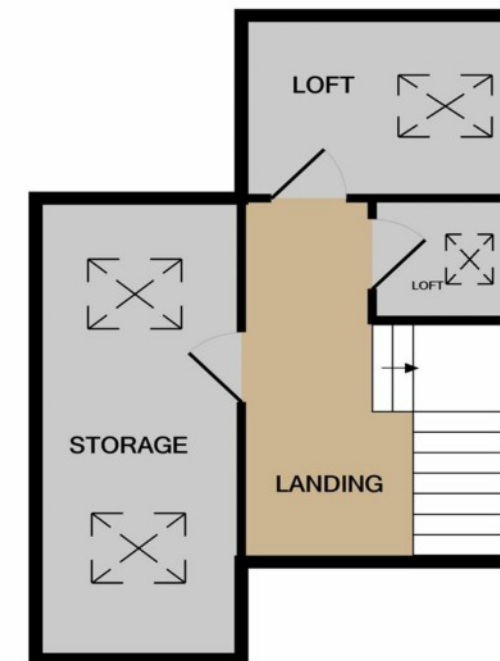
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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