



***** BAY FRONTED TWO BEDROOM HOME ***** Ideally located to EXCELLENT network links into MEDIA CITY, SALFORD QUAYS, MANCHESTER CITY CENTRE and within walking distance to LANGWORTHY TRAM STOP!! this excellent home benefits from TWO RECEPTION ROOMS, MODERN BATHROOM SUITE and a TWO CHAMBER CELLAR providing extra storage! To the ground floor there is a welcoming hallway, two reception rooms and a MODERN FITTED KITCHEN. To the first floor there are TWO DOUBLE BEDROOMS and the family bathroom suite. The property is gas central heated and double glazed throughout. Externally there is an enclosed yard with access to a gated communal alleyway. This would be perfect for first time buyers and investors alike. Call the office today to arrange your viewing!

**Milford Street
Salford, M6 5GQ**

**Offers in Excess of
£150,000**

0161 7074900

Entrance Hallway

ceiling light point, upvc front door, wall mounted radiator and laminate flooring.

Lounge 11601' 0" x 10603' 8" (3536m x 3232m)

Double glazed bay window, ceiling light point, wall mounted radiator, Laminate wood effect flooring.

Dining Room 13' 5" x 11' 7" (4.078m x 3.532m)

Double glazed window, ceiling light point, wall mounted radiator and laminate effect flooring

Kitchen

A range of base units with complementary worktop surfaces, integrated sink, integrated oven and four ring electric hob with space for a washing machine and fridge/freezer. Double glazed window, ceiling light point, wall mounted radiator, door to the rear courtyard and vinyl flooring.

First Floor Landing

ceiling light point and carpeted flooring

Family Bathroom 8' 6" x 8' 0" (2.581m x 2.426m)

Three piece suite comprising of a low level WC, hand wash basin and bath with a shower over. Spotlights, double glazed window, wall mounted radiator with fully tiled walls and flooring.

Bedroom Two 13' 6" x 9' 3" (4.108m x 2.822m)

Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

Bedroom One 11' 5" x 14' 5" (3.482m x 4.400m)

Two double glazed windows, ceiling light point, wall mounted radiator and carpeted floors.

Externally

To the front is a gated enclosed small yard and to the rear is an enclosed courtyard with access to the communal gated alleyway.







