



Fenney Street, Salford, M7

£189,950

None

Tenure: Leasehold, **Bedrooms:** 3

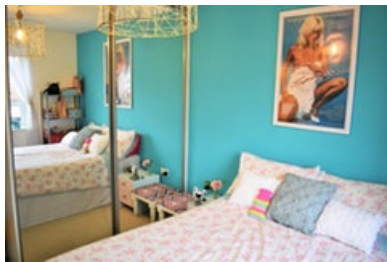
MUST SEE. Three Bedroom Semi Detached Property. Great Location. Minutes Walk To The City Centre. Housesimple are delighted to bring to the market this fabulous family home, conveniently situated with easy access to Manchester City Centre, Local Amenities, Schools and Public Transport Network

Key features:

- Must See
- Prime Location
- Close To City Centre
- Well Presented Throughout
- Book Your Early Viewing Now

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band B (£1208.06 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 245 years remaining
Ground Rent: £225.00 per-annum
Maintenance Company: na



MUST SEE. Three Bedroom Semi Detached Property. Great Location. Minutes Walk To The City Centre.

Housesimple are delighted to bring to the market this fabulous family home, conveniently situated with easy access to Manchester City Centre, Local Amenities, Schools and Public Transport Networks. This simply must be viewed to be fully appreciated - offering neutral decoration throughout, with a SOUTHFACING REAR GARDEN which benefits from not being overlooked. Being situated in a prime position within a new build complex this home offers deceptively spacious accommodation and parking for multiple cars! The internal accommodation comprises; entrance hall, wc, dining kitchen with integrated appliances, lounge, to the first floor there are three bedrooms and a four piece bathroom suite with an additional storage space on the first floor landing. Externally there is a driveway to the side and garden to the rear! Must be viewed to be fully appreciated.

Room Measurements:

Kitchen Diner - 5.25 x 3.11m / 17'3" x 10'2"

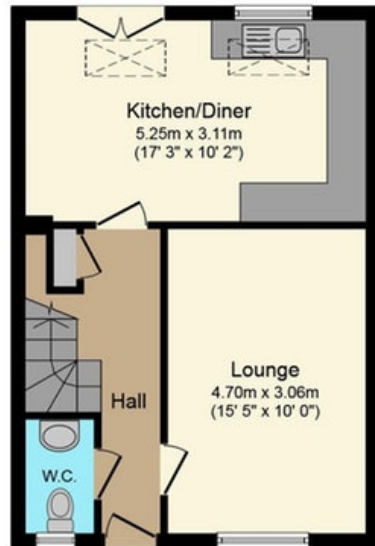
Lounge - 4.7 x 3.6m / 15'5" x 10'

Bedroom One - 3.28 x 2.66m / 10'9" x 8'9"

Bedroom Two - 3.10 x 2.66m / 10'2" x 8'9"

bedroom Three - 2.59 x 1.94m / 8'6" x 6'4"

Floor plan:



Ground Floor
Floor area 41.0 sq. m. (441 sq. ft.) approx

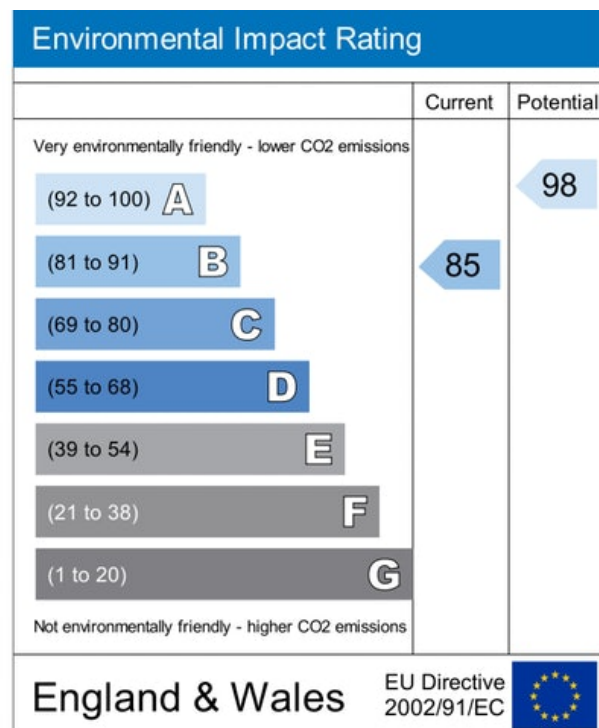
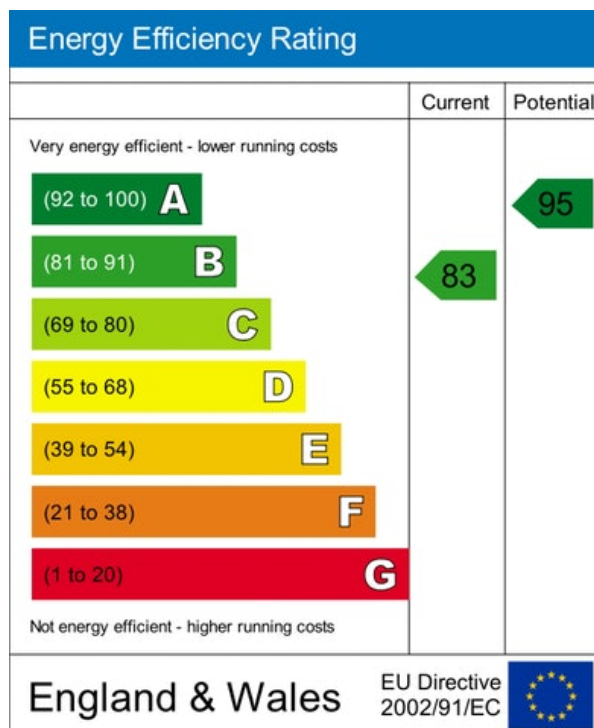


First Floor
Floor area 33.5 sq. m. (361 sq. ft.) approx

Total floor area 74.5 sq. m. (802 sq. ft.) approx

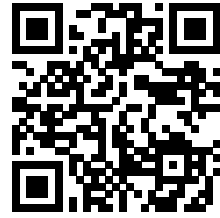
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code