



2 Bed Terraced

£200,000 Leasehold

Fir Street, Salford, M6

### Key Features

Two double bedrooms • Rear terrace • Large living area • Secure parking • Award winning development

## Full Description

We are pleased to offer for a sale this mid terrace, two double bedroom house at Chimney Pot Park, an award winning development of contemporary townhouses.

The property comprises two double bedrooms on the ground floor and a large living room leading on to a terrace on the first floor. The bathroom is also situated on the ground floor, it features a wet room style shower with under floor bath. A fully integrated kitchen is suspended above the living area.

The property is only ten minutes walk from Salford Quays, and a short tram ride to Media city and Manchester City Centre. These townhouses are built to a very high standard making this a great place to call home. A secure parking space is included.

Viewing is highly recommended.

EPC RATING C

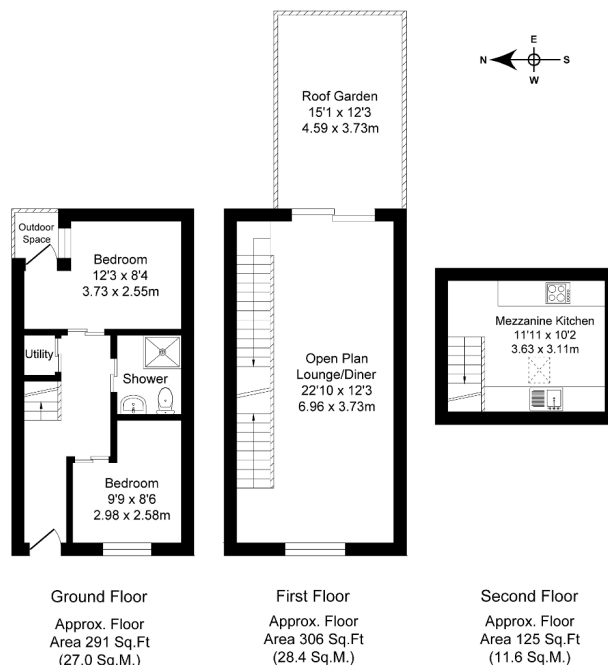


### Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.

Fir Street, Salford  
Total Approx. Floor Area 722 Sq.ft. (67.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		