



Apt 12 33 Duke Street, New Broughton, Salford, M7 1PR

This two bedroom second floor apartment provides good all round accommodation and comes with allocated parking. The development is located in New Broughton which is 1.3 miles from the City Centre. Accommodation comprises of entrance hallway with storage and washer/dryer, master bedroom has en-suite shower room, second bedroom has Juliet balcony, open plan living room with fitted kitchen and appliances. Double glazed windows and gas central heating. NO ONWARD CHAIN.

Price £140,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance hallway

Carpet electric wall mounted heater, storage cupboard housing the washing machine and the combi boiler.

Living Area

10'0" x 14'0"

The lounge has a Juliette balcony to the front aspect laminate flooring wall, radiator.

Kitchen

10'0" x 5'0"

The kitchen has a mix of wall and base units with complimentary work surfaces and integral appliances, Electric hob and oven with extractor over, steel splash back and lino flooring.

Master Bedroom

10'0" x 10'0"

UPVC double glazed window to the front aspect, radiator, access to the en-suite.

Ensuite

Three piece white suite comprising of low level WC, hand wash basin and shower cubical with electric shower. Tiled walls and extractor fan, lino flooring

Bedroom Two

8'0" x 10'0"

UPVC double glazed window to the front aspect, electric wall mounted heater, access to the en-suite.

Bathroom

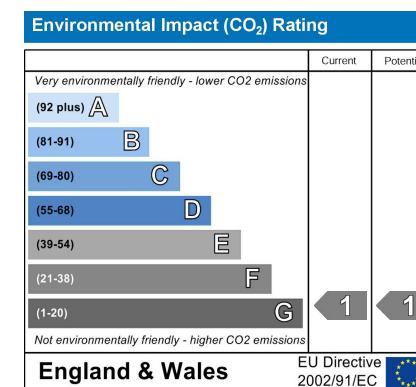
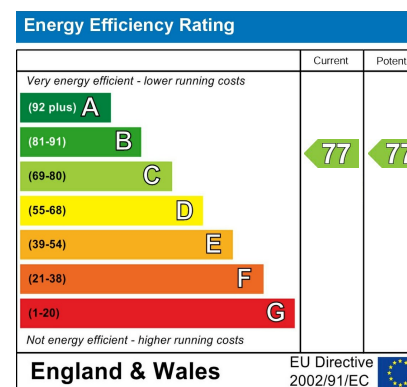
Three piece white suite comprising of low level WC, paneled bath with mixer tap and hand wash basin. Lino flooring chrome heated towel rail.

Additional Information

Service Charge: £197 PCM

Ground Rent: £100 Per Annum

Lease: 250 years from 2007







Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

