



1 Hulton Street, Salford, M5 3GE

£95,000

- One Double Bedroom Apartment
- Allocated Parking Space
- Modern Décor and Flooring
- Offered with Vacant Possession
- Close to Media City and Salford Quays
- Great City Centre Access by Road or Metrolink
- Stylish Kitchen and Bathroom Fittings
- Great Rental Potential

Sales

Investment Property

Corporate Lets

Lettings

Furnishings

Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

Modern apartment providing well appointed accommodation with a spacious double bedroom with built in wardrobe, open plan living room/ kitchen area with built in cooking appliances, entrance area and stylish bathroom with attractive fittings and tiling. The apartment has private access as it is located on the ground floor of this modern development, an allocated parking space at Greenwood Terrace is included and there is usually additional parking available on the street for visitors.

The property is tucked away facing a pleasant park and is minutes away from Salford Quays and Media City. Manchester City Centre is easily accessed by road or by tram from Metrolink Salford Quays just 0.3 miles from the property. Salford Quays provides an array of bars, restaurants, leisure and shopping facilities and the close proximity of Old Trafford Football Ground will be of appeal to many.

The property has been successfully let for a number of years and is now offered for sale with vacant possession from early August 2016 allowing a new Buyer to occupy the property themselves or to let the property to the many Tenants seeking accommodation around The Quays

ACCOMMODATION

Entrance Hall

Entrance Door. Intruder alarm control panel. Laminate flooring. Inset spotlights to ceiling. Door to Living Room. Door to Bedroom.

Living Room 5.41m x 3.09m Extending to 4.18m

Laminate flooring. Double glazed window to Front. Electric heater. Open plan access to kitchen area. Kitchen area fitted with a range of wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in stainless steel oven, ceramic hob and extractor canopy. Tiled splash back areas. Plumbing for automatic washing machine. Inset spotlights to ceiling in kitchen area.

Bedroom 5.40m x 2.60m

Double sliding doors to built in storage area housing hot water and heating system. Double glazed window to front. Electric heater.

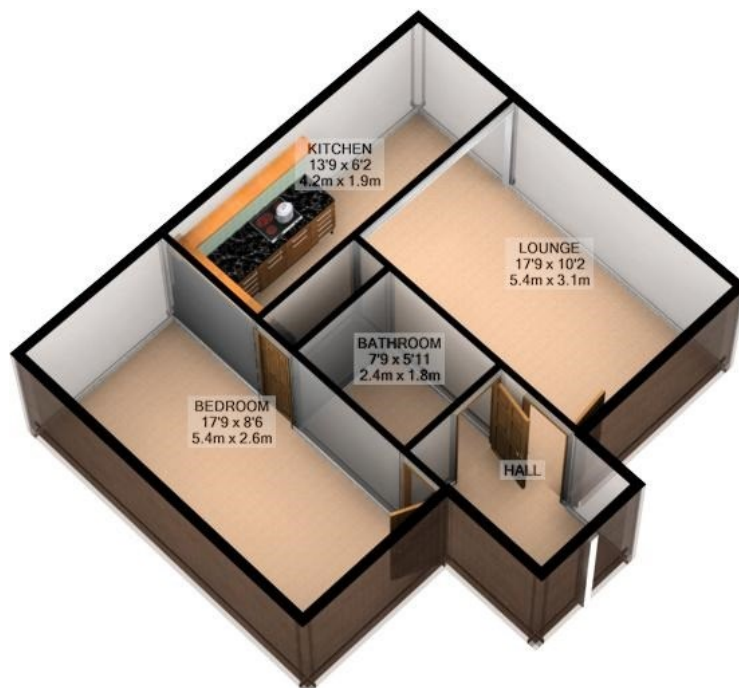
Bathroom 2.36m x 1.80m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with shower and fitted shower screen, pedestal wash hand basin with mixer tap and low level WC. Tiled splash back areas. Inset spot lights to ceiling. Towel rail / heater. Tiled floor surface.

Exterior

Gate to paved entrance area and bin store.
Parking Space at 1 Greenwood Terrace .

FLOOR PLAN:



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Tenure

We are advised that the property is Leasehold subject to a 999 year lease and that the Ground Rent is £76 per year. The service charge for 2016/16 was £52.00 per month. Interested parties are advised to seek clarification regarding service charge amounts and frequencies from their Legal Advisor.

GALLERY:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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