



RESERVOIR STREET
CHIMNEY POT PARK

£220,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



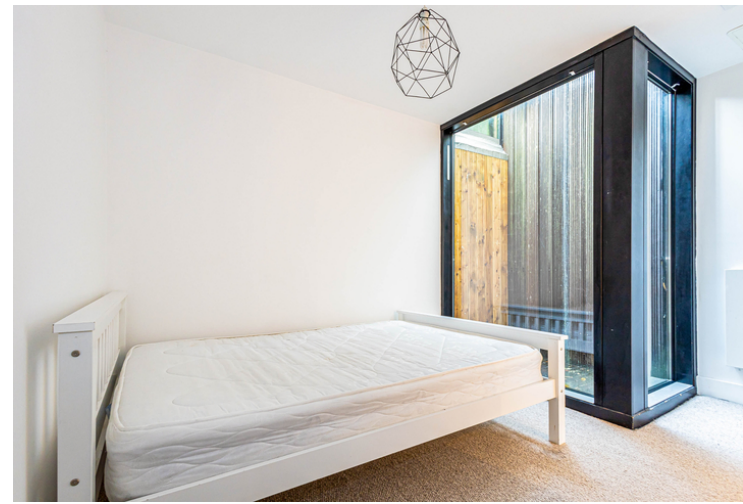
VITALSPACE
INDEPENDENT ESTATE AGENTS



Reservoir Street, Chimney Pot Park, M6 5NB

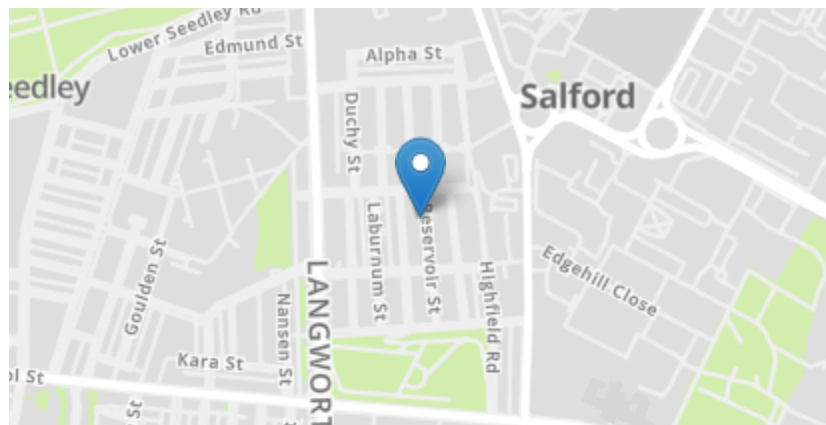
****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this **TWO DOUBLE BEDROOM** terraced house at Chimney Pot Park, the landmark development by Urban Splash in Salford. The property is available now on a furnished basis and briefly comprises; a welcoming entrance vestibule two double bedrooms and a bathroom with a sunken bath. To the first floor a large open plan living area which provides access out onto a garden terrace area, the kitchen is located on the top floor. This property also benefits from private parking to the front, gas central heating, double glazing throughout and a burglar alarm. Conveniently placed for a range of local amenities including shops and schools and also perfectly position for local bus routes, with excellent commuter links and a short walk from Salford Quays / Media City and Manchester City Centre is only a ten minute tram ride away. Offered for sale with no onward chain. Contact VitalSpace Estate Agents to arrange an internal inspection.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Features

- Two Double Bedrooms
- Mid Terrace Property
- Furnished Accommodation
- Parking Included
- Outside Terrace Area
- Modern mid terrace
- No onward chain
- Viewing Advised
- Urban Splash Development
- Close to public transport

Frequently Asked Questions

How long have you owned the property for? 8.5 years

Central heating: Gas Combi Boiler, serviced Oct 2024

Tenure: Leasehold - 900 + years remaining

Ground Rent - £231.27 per annum

Service Charge - £760.40 per annum

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.