



Stapleton Street, Salford

**£72,500**

82 Stapleton Street, Salford

We advise that an offer has been made for the above property in the sum of £70,000. Any person wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Reeds Rains, 167 Langworthy Road, Salford M6 5PW 0161 737 4828.

**Salford**

Langworthy Road, Salford, M6 5PW

**0161 737 4828** [salford@reedsrains.co.uk](mailto:salford@reedsrains.co.uk)

**Stapleton Street, Salford**

## **Entrance Hall**

The property is entered via UPVC door into a small vestibule.

## **Lounge 13'0" x 12'9"**

The Lounge is a good size with laminate flooring, dado rails and a central heating radiator.

## **Kitchen 10'2" x 9'8"**

The kitchen is fitted with a range of wall and base units, work surfaces, tiled splash backs, inset stainless steel 1 & 1/2 bowl sink with mixer taps, plumbing for an automatic washing machine, laminate flooring in a tile effect finish, a wall mounted combi boiler and a UPVC double glazed door and window to the rear elevation.

## **Dining Room 12'9" x 8'0"**

The dining room is access from the lounge having laminate flooring running through, an under stairs storage cupboard, central heating radiator and an opening to the Kitchen.

## **Landing**

A staircase elevates from the centre of the property to the first floor landing with doors to the bedrooms and bathroom and a hatch giving access to the loft space.

## **Bedroom One 13'1" x 12'9" (into alcoves)**

The main bedroom is set to the front of the property with a UPVC double glazed window to the front aspect and a built in wardrobe set over staircase.

## **Bedroom Two 8'2" x 7'8"**

The second bedroom is set to rear of the property with a built in recessed wardrobe, UPVC double glazed window to the rear aspect and a central heating radiator.

## **Bathroom**

The bathroom is a modern design with a panelled bath with an electric shower set above, a low level W.C and a vanity basin units. The decor is part tiled and tiled flooring. There is a UPVC double glazed window to the rear aspect with privacy glass panes.

## **Exterior**

To the front of the property there is a small walled garden and to the rear a small courtyard.

## **Reeds Rains Mortgage Advice**

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

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

**Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

**Buyer Notes**

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



**Reeds Rains**  
The Letting Agent

**HASSLE-FREE LETTINGS AND MANAGEMENT**

Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Wales &amp; N.Ireland</b> <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b> <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			