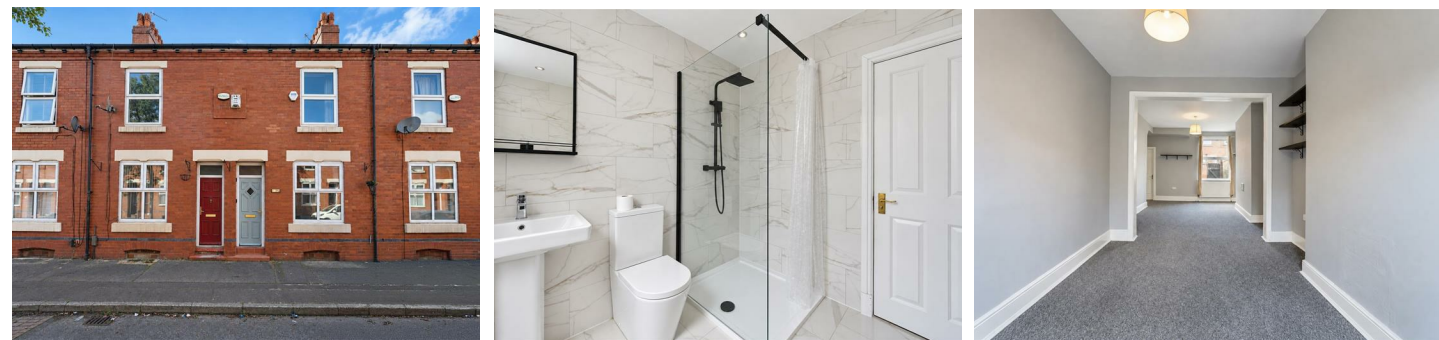




## Jones Street, Salford, M6 5LP

£1,100 Per Month

TWO BEDROOM MID TERRACE RENTAL HOME

This charming terraced home is being welcomed to the rental market. Its positioned on a quiet one-way street in Salford, offering a convenient location close to Manchester city centre.

The property is well laid out across three levels. A welcoming entrance hallway leads into a comfortable reception room positioned to the front, providing a cosy space to relax. At the heart of the home sits a spacious dining room, ideal for everyday living and entertaining. To the rear is an extended well equipped kitchen. A useful basement cellar sits beneath the property, offering excellent additional storage. To the first floor, the landing provides access to two well-proportioned double bedrooms and a beautifully updated family bathroom, finished with stylish marble-effect tiling and a contemporary walk-in shower. Externally, to the rear there is a low-maintenance enclosed yard.

The location of the property is well placed for a wide range of local amenities, parks and transport links. Buile Hill Park is within walking distance, while excellent commuter routes provide convenient access to Manchester City Centre, MediaCityUK and Salford Quays. Well-regarded schools are also nearby, including Holy Family VA RC Primary School, rated Outstanding.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>72</b> | <b>88</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| <b>England &amp; Wales</b>                  |           |                                                                                     |
| EU Directive 2002/91/EC                     |           |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Jones Street, Salford, M6 5LP

£1,100 Per Month

 2  1  2  C

- Two Goodsize Double Bedrooms
  - Modern Fitted Kitchen
  - Close Proximity to Local Amenities
  - Low-Maintenance Enclosed Rear Yard
- Two Reception Rooms
  - EPC Rating C
  - Excellent Transport and Commuter Links
- Three Piece Shower Room
  - Council Tax Band A
  - Cellar Providing Useful Storage Space

Ground Floor

Entrance

Hallway

13'9 x 3'1 (4.19m x 0.94m )

Reception Room One

11'8 x 10'01 (3.56m x 3.07m)

Reception Room Two

13'9 x 13'5 (4.19m x 4.09m)

Kitchen

14'7 x 6'9 (4.45m x 2.06m)

Lower Ground Floor

Basement

11'8 x 13'0 (3.56m x 3.96m)

First Floor

Landing

11'9 x 4'5 (3.58m x 1.35m)

Bedroom One

11'9 x 13'5 (3.58m x 4.09m)

Bedroom Two

13'8 x 8'6 (4.17m x 2.59m)

Bathroom

7'4 x 6'9 (2.24m x 2.06m)

External

Front

On street parking

Rear

Enclosed yard with gate to shared access.



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