

# DELISA MILLER



**Fabulous three bedroom terrace property situated over three floors**

**In need of some cosmetic attention / priced to sell**

**Ideal location close to all local amenities and transport links**

**Cellars offering further accommodation**

**Offered with no onward chain**



**Pembroke Street**  
Salford, M6 5GS

**Offers in Excess of**  
**£159,950**

## Entrance hallway

Stairs to first floor accommodation and light point.

## Lounge 15' 0" x 10' 11" (4.57m x 3.32m)

Double glazed bay window to the front elevation, laminate flooring, radiator and light point.

## Dining room 12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to the rear elevation, laminate flooring, door leading to the cellar area and light point

## Kitchen 10' 8" x 8' 9" (3.25m x 2.66m)

Kitchen is fitted with a range of eye level and base level units, rolled top work surfaces, room for a fridge freezer, plumbed in for a washing machine, double glazed window to the side elevation, door leading to the rear garden.

## First floor landing

Light point

## Bedroom One 15' 0" x 10' 10" (4.57m x 3.30m)

Two double glazed windows to the front elevation, radiator and light point.

## Bedroom Two 12' 8" x 9' 10" (3.86m x 2.99m)

Double glazed window to the rear elevation, radiator and light point.

## Bathroom 12' 2" x 8' 10" (3.7m x 2.7m)

Bathroom is fitted with a four piece matching suite consisting of shower cubicle, deep paneled bath with mixer tap over, pedestal sink, low level w.c. and double glazed window.

## Bedroom Three

Double glazed window to the rear elevation, radiator and light point.

## Externally

To the front of the property is a low maintenance garden with some flowers, bushes and shrubs whilst to the rear

there is a small yard.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, 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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