



## Springfield Lane, Salford - Asking Price Of £375,000

This two storey, end-townhouse on Springfield Lane is part of the innovative Irwell Riverside development by Urban Splash. Completed around 2018, these houses offer spacious riverside homes within a few minutes' walk of the city centre. Set over two floors and 1000sqft of living space, the entrance level has an impressive open plan living area with fitted kitchen and a WC. The Kitchen is fully integrated with side window and has a large island perfect for today's lifestyle of cooking and socialising simultaneously. The living area at the back has double patio doors out to the large rear garden and because it's an end-terrace house, it's wider and offers an additional side alley, ideal for storage. The garden is also beautifully landscaped with plants and a decked area perfect for dining and entertaining guests.

The upstairs level has two good-sized double bedrooms and an additional room which could be used as a study or nursery. The study/nursery leads onto a balcony to the front of the house, the front double bedroom has floor to ceiling windows and the back bedroom which is the largest also has floor to ceiling windows offering lovely views over the rear garden. There is a main bathroom on this floor with a three piece suite and because it's end terrace it benefits from a window which most of the other houses don't have. All the rooms upstairs including the main bathroom have pitched roofs offering a bright and airy feel.

There is also parking to the back of the house, which is wider than most other houses, offering space for three cars (size dependant).

Springfield Lane is just across from the River lwell canal towpath and is only a ten minute walk to Victoria station offering great transport links. Deansgate is also 10 minutes away offering plenty of bars, shops and restaurants to enjoy. The property has easy access onto Trinity Way perfect for those needing to commute out of the city centre.

**GENERAL**

Rental Yield: 5.1% (Based on expected rental of £1600pcm)  
 Service Charge: £200pa  
 Ground Rent: £250 pa  
 Lease: 247 years from 2016  
 Council Tax Band: B, Aprx £1,567.17 pa  
 Management Company: RMG

**LIVING/DINING AREA**

Wooden flooring, large window to the front of the house, double patio doors and single door to the rear garden, wall heaters, spotlights, sky installed and phone/tv point.

**KITCHEN**

Open plan kitchen comprising integrated dishwasher, integrated fridge with freezer compartment, four ring hob with extractor over, built-in oven, large island unit, sink with mixer tap double glazed window, spotlights, splashback and wooden flooring.

**REAR GARDEN**

Accessed from the living area, the garden has a decking area, landscaped planted and stone area, side alley and a gate at the bottom which leads to the parking and secure bin storage.

**STAIRS/LANDING**

Carpeted stairs and flooring to the landing, storage cupboard, cupboard housing boiler and spotlights.

**BACK BEDROOM**

Two large full-height double glazed windows, carpeted flooring, wall heater, pitched roof and spotlights.

**FRONT BEDROOM**

Large double glazed window, carpeted flooring, wall heater, pitched roof and spotlights.

**STUDY/NURSERY**

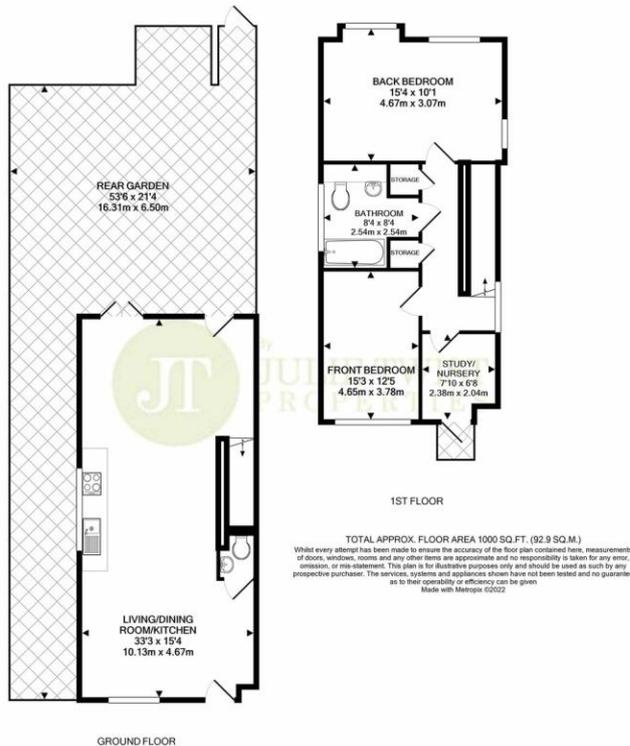
Double glazed door to the balcony, carpeted flooring, wall heater, pitched roof and spotlights.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, built-in storage, wall mirror, heated towel rail, lino flooring, partially tiled walls, double glazed frosted window, pitched ceiling and spotlights.

**PARKING**

There is parking for three cars (size dependant) to the rear of the property.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		