House Type F

4 Bedroom Townhouse

SALBOY

CASTLE IRWELL
SALFORD

A stylish family home nestled in an oasis of calm

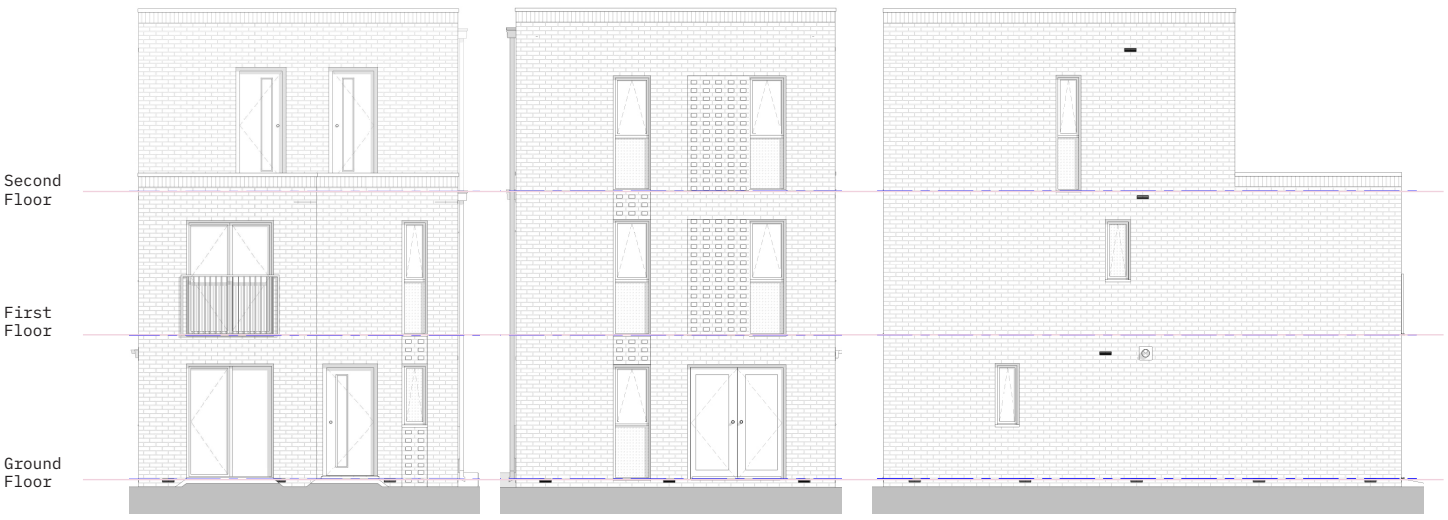
Built over two storeys, House Type F is a sophisticated, four bedroom townhouse offering an exclusive outdoor terrace.

On the ground floor you'll find a generous living space, modern kitchen, large dining area and a separate WC. The first floor provides a main bathroom and three bedrooms with bedroom 2 benefitting from its own ensuite as well as a double width, Juliet balcony.

The master bedroom is located on the second floor where you will find a luxury ensuite bathroom and double doors leading to a private outside terrace.

House Type F has a flat roof and is available in grey facing brick.

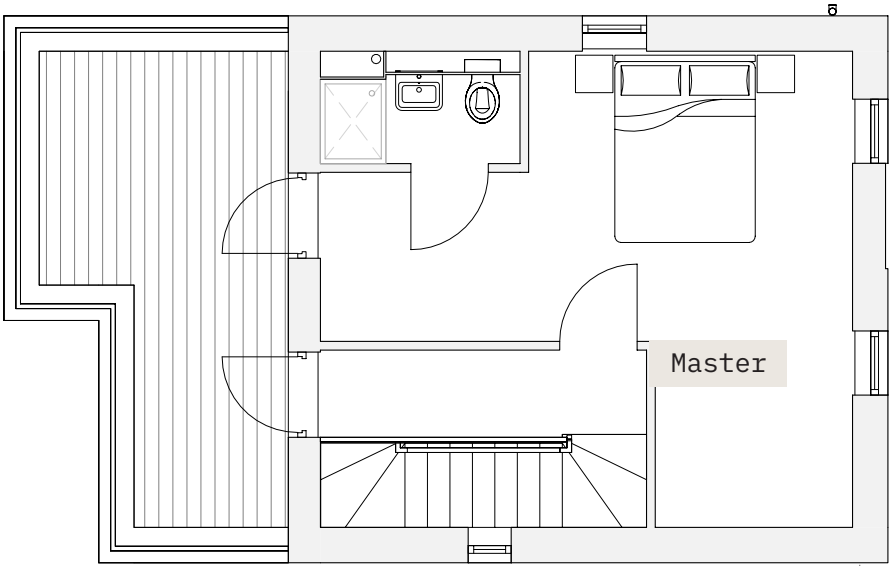
- 15 minutes to the city centre
- Public open space
- Secure allocated parking
- Private garden to the rear

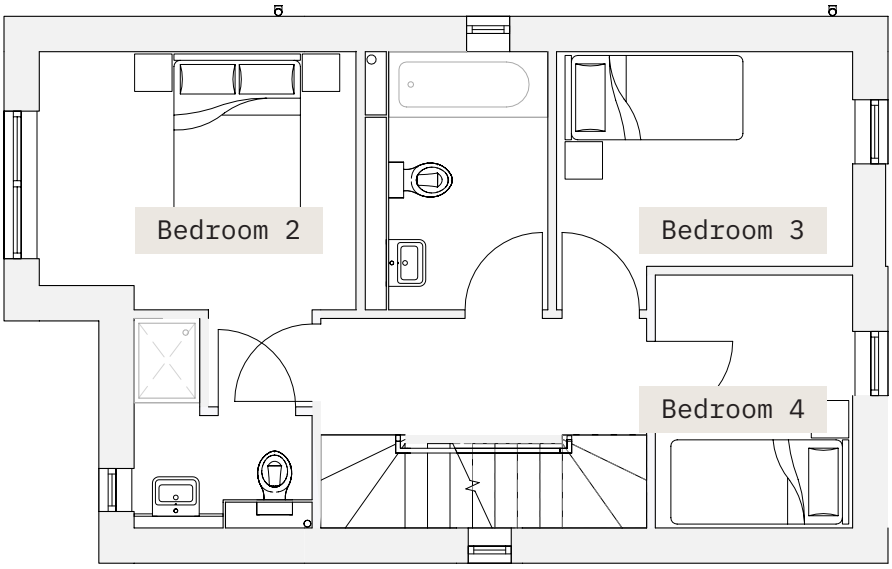


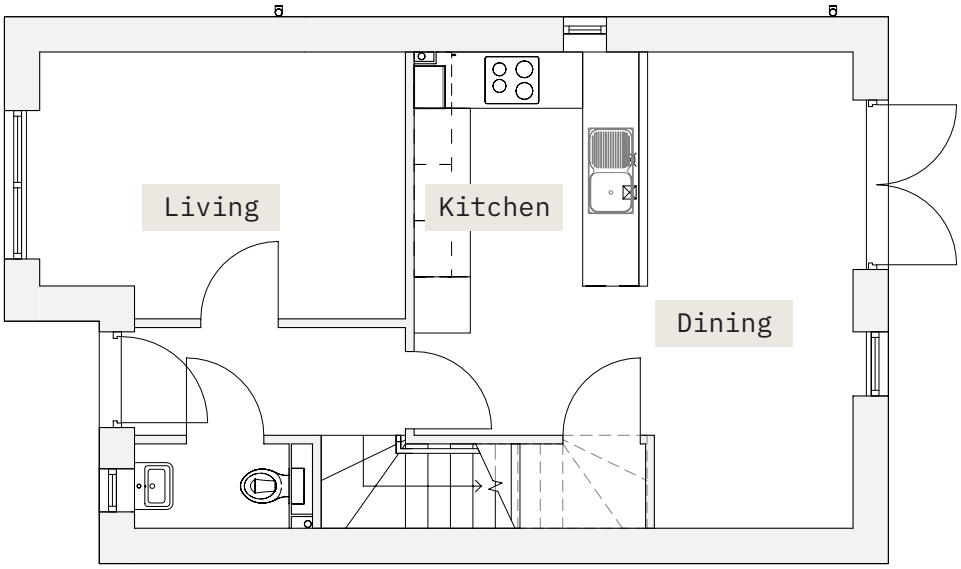
Front Elevation

Rear Elevation

House Type F







Second Floor
29m² / 311ft²

Master	14.73m²
Dressing	4.18m²
Ensuite	2.20m²
Landing	6.59m²

First Floor
42m² / 447.2ft²

Bedroom 2	10.27m²
Ensuite	2.72m²
Bedroom 3	7.69m²
Bedroom 4	5.69m²
Bathroom	4.68m²
Landing	7.63m²

Ground Floor
42m² / 447.2ft²

Living	10.77m²
Dining	11.09m²
Kitchen	9.93m²
Store	1.21m²
Hall	4.39m²
WC	1.71m²
Entrance	5.24m²

Total
111.79m² / 1,203ft²

* Floorplan and sizes may differ from plot to plot, but represent minimum sizes per house type.

SALBOY

What's included?

Included as standard	Included
Satin Stainless Steel door handles	√
White painted walls & ceilings	√
PVCu double glazed windows	√
Programmable gas central heading	√
Choice of select Magnet kitchen units	√
Laminated Worktops	√
Stainless steel sink with taps	√
Ceramic Hob	√
Stainless steel single oven	√
Kitchen Canopy extractor	√
Fitted white bathroom & WC	√
Bathroom extractor fan	√
Bathroom flooring	√
TV aerial socket in lounge	√
Telephone Connection	√
Security latches on the windows	√
Smoke detectors	√

For more information and full range of extras

Call **0161 884 3183** or email **info@salboy.co.uk**

Choices to suit your style

Inside they boast popular features such as open-plan kitchen diners, French doors and downstairs WCs. There's plenty of choices and options throughout including a range of upgrades so you can tailor the property to suit your style.

- A wide range of standard options
- Optionally extras to suit all budgets
- Upgrades for kitchens, floorings and more
- Allocated parking
- Private garden to the rear
- 10-year new build warranty
- Freehold

Key Facts

- Monthly service charge for each home
- Choices may incur extra costs paid before the propery is ready
- Extras have a cut off date and may be subject to availablity

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