

STOP! Take a look at this SPACIOUS TWO BEDROOM apartment that benefits from a 20ft+ open plan lounge/dining kitchen, two DOUBLE bedrooms and is available IMMEDIATELY! Situated in a popular and accessible location close to good local transport links and amenities the property comprises; entrance hallway, two bedrooms, open plan lounge/dining room and fitted three piece bathroom. Fully double glazed and heated by electric wall heaters. Parking is available to the rear on a first come first service basis. No smokers and no DSS.

Broughton Road Salford, M6 6LS

**Monthly Rental Of £675** 

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## **Hallway**

Ceiling light point, wall-mounted electric radiator and built-in storage.

**Lounge** 10' 3" x 14' 2" (3.12m x 4.31m)

Double glazed window to the rear, two ceiling light points, wall-mounted electric heater and carpeted floors. Opening into:-

**Kitchen** 15' 1" x 12' 8" (4.59m x 3.86m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob and extractor, space for fridge and space for washing machine.

**Bedroom One** 13' 6" x 8' 3" (4.11m x 2.51m)

Double glazed window to the rear, wall-mounted electric radiator and ceiling light point.

**Bedroom Two** 10' 2" x 7' 1" (3.10m x 2.16m)

Double glazed window to the rear, wall-mounted electric radiator and ceiling light point.

Family Bathroom 5' 11" x 11' 2" (1.80m x 3.40m)

Fitted three piece white suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. Ceiling light points, tiled splashback and lino flooring.

## Communal

Communal entrance hallway with access and parking available to the rear.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



