



**** NO VENDOR CHAIN ** TWO BEDROOM APARTMENT WITH VIEWS OVER BUILE HILL PARK!** Take a look at this first-floor apartment located close to Salford Royal Hospital, Salford Quays/Media City and excellent transport links. The property is priced to reflect the need for internal modernisation. Benefiting from **PRIVATE PARKING & WELL-KEPT GARDENS!** The property comprises from an entrance hallway, spacious lounge/dining room, fitted kitchen, fitted bathroom, a double bedroom and a further single bedroom. The property is double glazed throughout and is warmed by economy 7 heating. Externally there is private parking and the well-kept communal gardens. The property would make an ideal first home, would be perfect if you are looking to downsize or could be a terrific investment, call the office today on 01617074900 to arrange your viewing!

**Monroe Close
Salford, M6 8GH**

Monthly Rental Of £675

**0161 7074900
info@hillsresidential.co.uk**

Hallway

Two ceiling light points and access to a storage cupboard

Lounge 10' 7" x 9' 9" (3.22m x 2.97m)

Two ceiling light points, double glazed window to the front and rear elevations. Electric wall mounted heater and carpeted flooring.

Kitchen 8' 6" x 6' 3" (2.59m x 1.90m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. With space and plumbing for a washing machine, fridge/freezer. Ceiling light point, double glazed window to the front elevation and part tiled walls. Cushioned flooring.

Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)

Fitted with a three piece suite including bath, low level W.C and a pedestal hand wash basin. Ceiling light point, part tiled walls and cushioned flooring.

Bedroom One 14' 3" x 8' 7" (4.34m x 2.61m)

Ceiling light point, double glazed window to the front elevation and a wall mounted electric heater. Built in wardrobe and carpeted flooring

Bedroom Two 10' 9" x 5' 9" (3.27m x 1.75m)

Ceiling light point, double glazed window to the front and a electric wall mounted heater. Carpeted flooring.

Externally

Externally there is private parking and well-kept laid to lawn gardens.







