

** NO VENDOR CHAIN ** TWO BEDROOM APARTMENT WITH VIEWS OVER BUILE HILL PARK! Take a look at this firstfloor 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.





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 sale.

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.



