

*** TWO BEDROOM FIRST FLOOR APARTMENT*** This SPACIOUS apartment benefits from 19 FT OPEN PLAN LOUNGE, KITCHEN, DINER, TWO DOUBLE BEDROOMS, ALLOCATED PARKING SPACE and comes offered with NO CHAIN! The property offers a sizeable entrance hallway, a LARGE fitted three-piece bathroom, TWO DOUBLE BEDROOMS with the master featuring built in fitted wardrobes and an open plan living area complete with patio doors onto the balcony. The property also benefits from a secured intercom system, ALLOCATED car parking space via a private gate, fibre optic internet access and satellite television in both the lounge and master bedroom. The property is fully double glazed and heated by electric wall heaters. Ideally located over the road from the Metro-link station with direct access into MediaCityUk, Salford Quays and Manchester City Centre and situated close to SALFORD ROYAL HOSPITAL. For more information or to book your viewing contact the office on 01617074900

City Link Hessel Street Salford, M50 1DH

Offers in Excess of £100,000

0161 7074900 sales@hillsresidential.co.uk

Hallway

Wooden entrance door, storage cupboard, ceiling light point, electric storage heater and laminate flooring.

Lounge/Kitchen 12' 11" x 19' 10" (3.94m x 6.05m)

The kitchen are is fitted with a range of wall and base units with complementary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring electric hob and oven, space for a fridge/freezer, space for a washing machine and laminate flooring. The lounge area has French doors, ceiling light point, electric storage heater and laminate flooring.

Bedroom One 11' 11" x 13' 6" (3.64m x 4.11m)

Double glazed window, ceiling light point, built-in wardrobes, electric storage heater and laminate flooring.

Bedroom Two 11' 8" x 6' 0" (3.56m x 1.83m)

Double glazed window, ceiling light point, built-in wardrobes, electric storage heater and carpeted floors.

Bathroom 8' 10" x 8' 2" (2.68m x 2.50m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Ceiling light point and laminate flooring.





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.



