

## **Rivington Cholmondeley Road**

#### Salford

\*\*Stunning Top Floor Studio Apartment, Tastefully Decorated Throughout and Within Walking Distance of Salford Royal Hospital. Boasting a Contemporary Fitted Kitchen and a Modern Three-Piece Bathroom\*\*

Council Tax band: A

Tenure: Leasehold

- Charming Top Floor Studio Apartment
- Tastefully Decorated Throughout to a Good Standard
- Contemporary Fitted Kitchen and a Modern Three-Piece Bathroom
- Set Within a Popular, Quiet Development Within Walking Distance of Salford Royal Hospital
- Well-Maintained Communal Gardens with Mature Trees and Laid-to-Lawn Grass
- Benefits from Communal Parking
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment, Viewing is Highly Recommended!





## **Entrance Hallway**

3' 0" x 9' 1" (0.92m x 2.76m)

Complete with a ceiling light point, intercom and laminate flooring.

## Reception Room / Bedroom

13' 9" x 12' 5" (4.19m x 3.79m)

A bright reception room / bedroom complete with a ceiling light point, double glazed window and electric radiator. Fitted with laminate flooring.

### Kitchen

5' 10" x 10' 1" (1.78m x 3.07m)

Featuring fitted units with under counter fridge / freezer with space for a washing machine and cooker. Complete with a ceiling light point, double glazed window and laminate flooring.

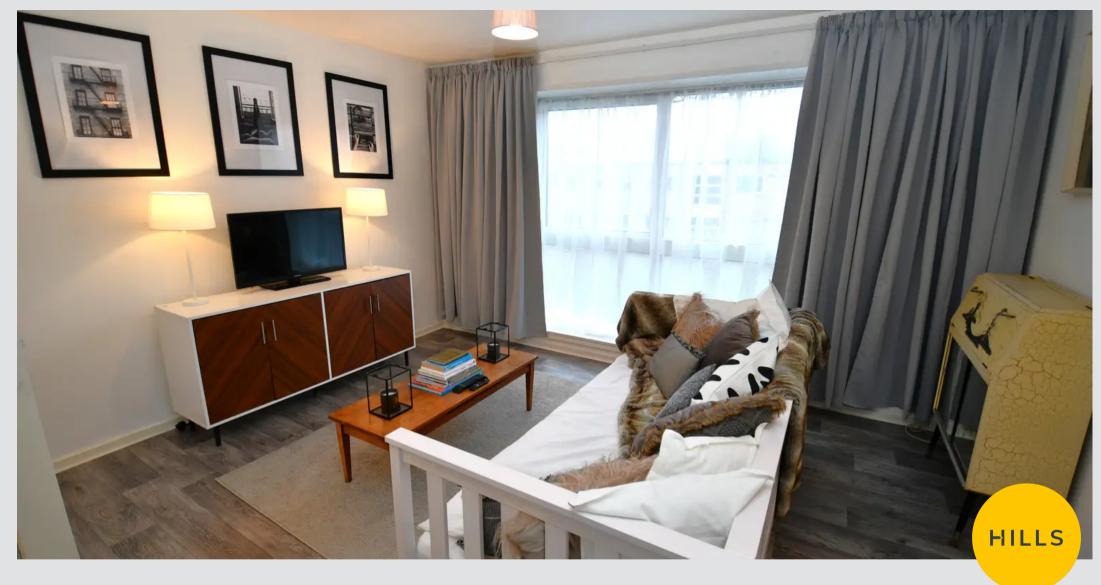
### **Bathroom**

10' 7" x 5' 6" (3.23m x 1.68m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point and laminate flooring.







# Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.