



CHM

Garbo Court, Monroe Close

Salford



In Excess of £150,000

Garbo Court

Salford

This BEAUTIFULLY PRESENTED, TWO BEDROOM GROUND FLOOR APARTMENT is SITUATED JUST A STONES THROW FROM BUILE HILL PARK. The property features a NEW KITCHEN, NEW BATHROOM AND AMPLE COMMUNAL PARKING.

Council Tax band: B

Tenure: Leasehold

- BEAUTIFULLY PRESENTED, TWO BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN DINER AND LIVING SPACE
- CONTEMPORARY FITTED KITCHEN
- MODERN THREE-PIECE BATHROOM SUITE
- BOASTS WELL-MAINTAINED COMMUNAL GARDENS, WITH VIEWS OVER BUILE HILL PARK
- BENEFITS FROM AMPLE COMMUNAL PARKING
- WITHIN WALKING DISTANCE OF SALFORD ROYAL HOSITAL AND LOCAL AMENITIES
- TWO GENEROUS SIZED BEDROOMS
- IDEAL FIRST TIME HOME OR INVESTMENT
- VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY HOME!



HILLS



Entrance Hallway

16' 7" x 4' 3" (5.05m x 1.29m)

Complete with a ceiling light point, electric heater, storage cupboard and laminate flooring.

Lounge / Diner

10' 6" x 18' 11" (3.20m x 5.76m)

Complete with a ceiling light point, two double glazed windows and electric heater. Fitted with laminate flooring.

Kitchen

10' 6" x 6' 9" (3.21m x 2.06m)

Featuring complementary wall and base units with cooker and extractor. Wine fridge, integral washing machine and microwave. Space for fridge freezer. Complete with a ceiling light point, double glazed window and laminate flooring.

Bedroom One

14' 3" x 8' 9" (4.34m x 2.67m)

Complete with a ceiling light point, double glazed window and electric heater. Fitted with carpet flooring.

Bedroom Two

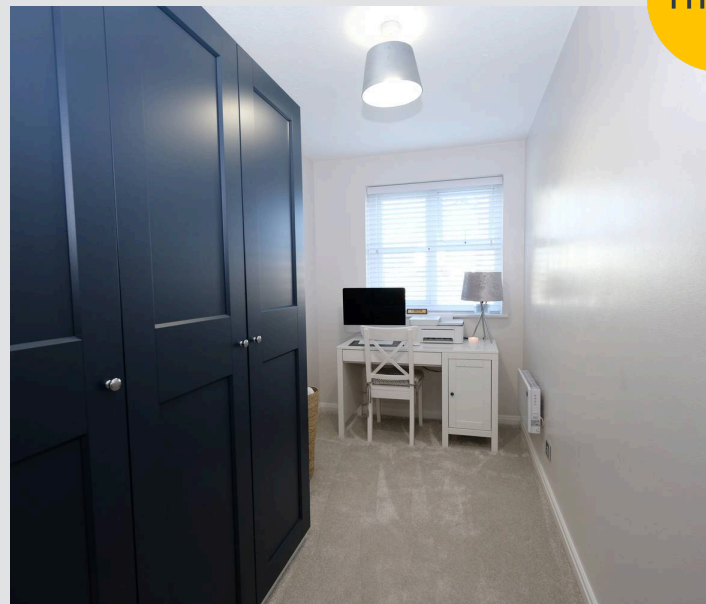
14' 4" x 6' 1" (4.37m x 1.86m)

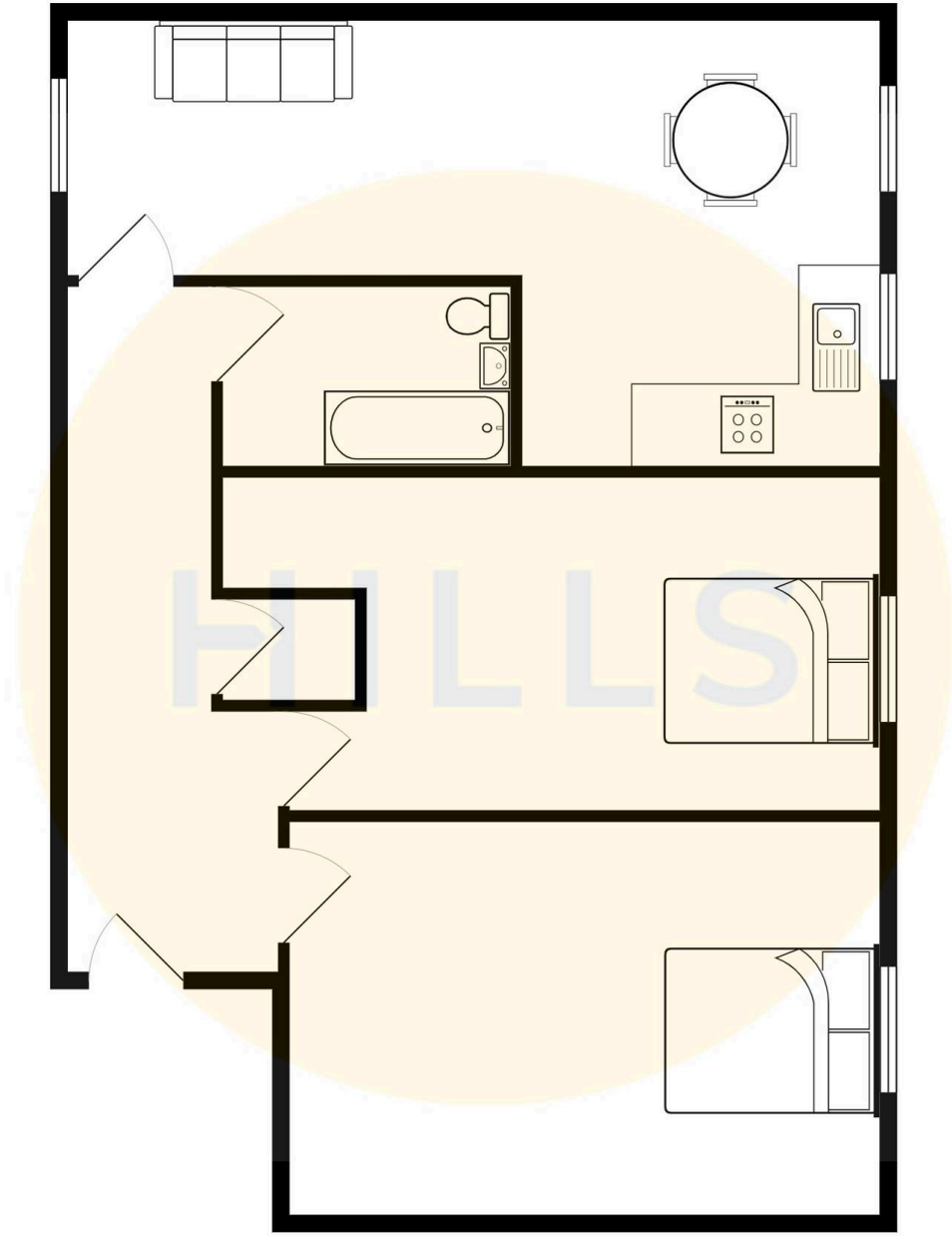
Complete with a ceiling light point, double glazed window and electric heater. Fitted with carpet flooring.

Bathroom

6' 6" x 6' 6" (1.98m x 1.99m)

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







Hills | Salfords Estate Agent

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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.