



# Squires Court

Salford



£115,000



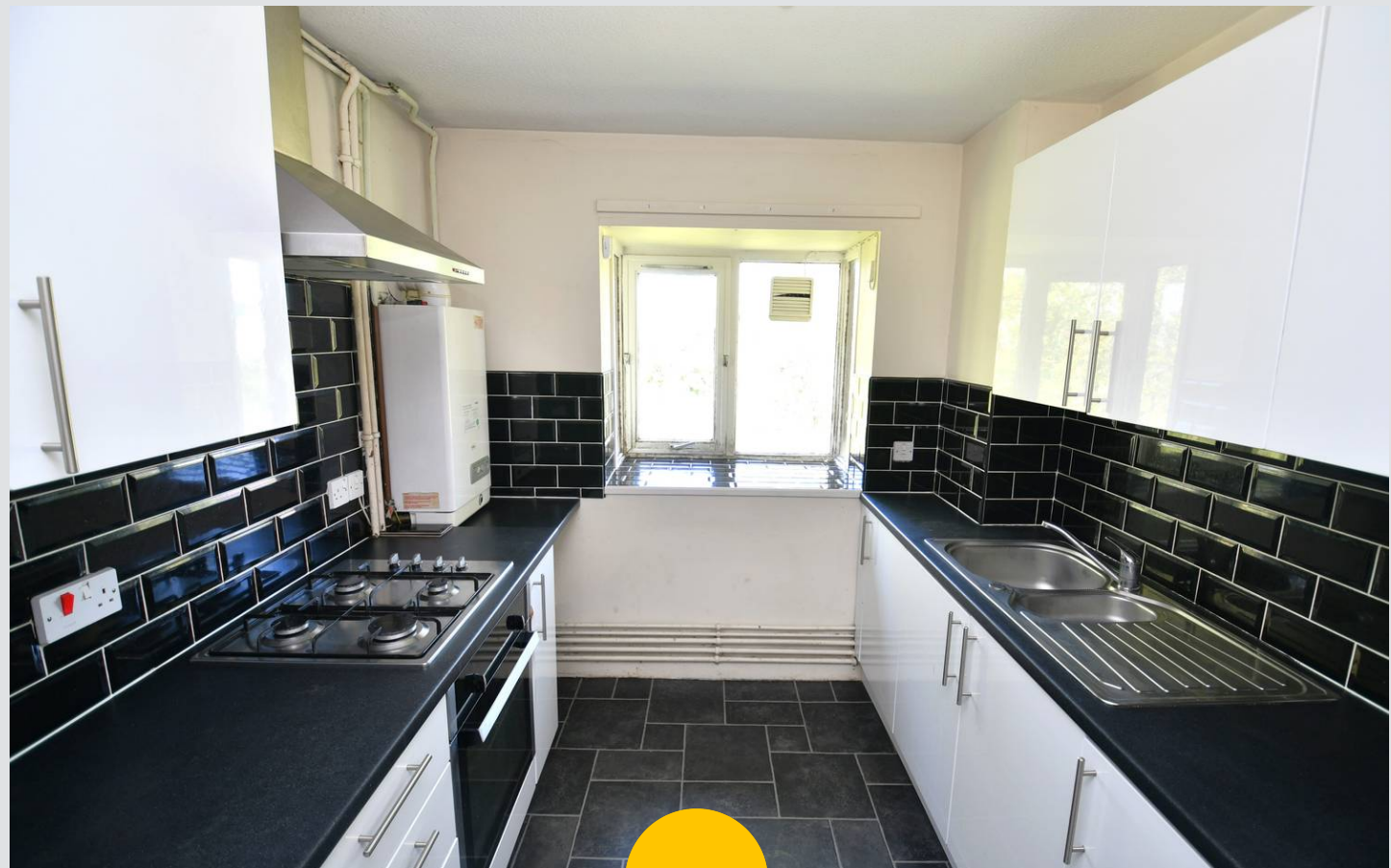
# Squires Court

Salford

\*Large Three Bedroom, Top Floor Apartment Located Just a Stone's Throw from Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre\*  
Council Tax band: B

Tenure: Leasehold

- Large Three Bedroom Top Floor Apartment
- Located on the Popular Canterbury Gardens Development
- Just a Short Walk from Salford Royal Hospital
- Just a Stone's Throw from Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Large Lounge Diner
- Three Generously Sized Double Bedrooms
- Benefits from Communal Parking and Secure Intercom Access
- Within Easy Access of Amenities, Close to West One Retail Park and Within Walking Distance of Eccles Town Centre
- Viewing is Highly Recommended!
- \*Low Lease of 63 Years Left\*



HILLS



### Entrance Hallway

Featuring two ceiling light points, wall - mounted radiator. Fitted with carpet flooring.

### Kitchen

10' 0" x 7' 10" (3.05m x 2.40m)

Featuring complementary fitted units with integral hob and oven. Complete with a ceiling light point, single glazed window. Fitted with vinyl flooring.

### Lounge/Diner

13' 7" x 12' 8" (4.14m x 3.86m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bathroom

6' 11" x 6' 6" (2.10m x 1.99m)

Featuring three piece suite including w/c, bath with a shower over and hand wash basin. Complete with ceiling light point, double glazed window. Fitted with part uPVC walls and vinyl flooring.

### Bedroom One

13' 6" x 9' 11" (4.11m x 3.03m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Two

14' 9" x 10' 2" (4.50m x 3.09m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

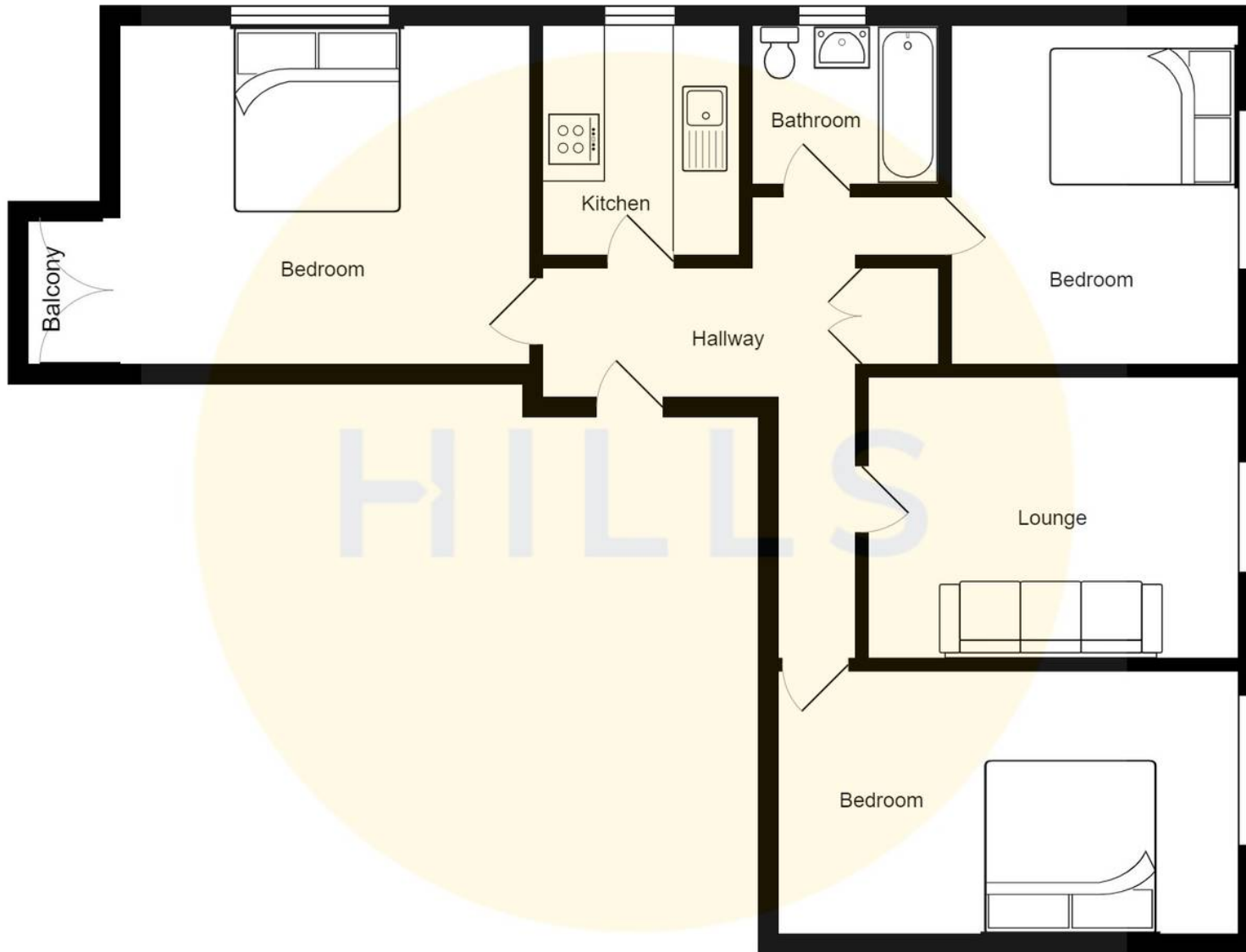
### Bedroom Three

17' 0" x 10' 0" (5.19m x 3.06m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.











## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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