



Friars Court Canterbury Gardens

Salford



In Excess of £125,000

Friars Court Canterbury Gardens

Salford

****NOT TO BE MISSED**** Just a stone's throw from Ladywell tram stop, with direct access into Salford Quays, Media City and the City Centre is this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT!

Council Tax band: A

Tenure: Leasehold

- Two Double Bedroom Apartment
- Located in a Popular, Purpose-Built Development
- Just a Stone's Throw from Ladywell Tram Stop, with Direct Access into Salford Quays, Media City and Manchester City Centre
- Two Generous Double Bedrooms
- Modern Fitted Kitchen and a Contemporary, Three-Piece Shower Room
- Well-Maintained Block, with Updated Communal Spaces and Well-Presented Communal Gardens
- Benefits from Communal Parking
- Ideal First Time Home or Investment
- Early Viewing is Essential!



HILLS

Hall

Ceiling light point, wall mounted radiator, power point and telecom.

Lounge

14' 1" x 12' 2" (4.3m x 3.7m)

Ceiling light point, two double glazed windows, wall mounted radiator and power points.

Kitchen

9' 10" x 7' 10" (3m x 2.4m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven and hob with space for a under counter fridge freezer and washer. Ceiling light point, double glazed window and power points.

Bedroom One

13' 5" x 9' 10" (4.1m x 3m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

Bedroom Two

11' 10" x 10' 10" (3.6m x 3.3m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

Bathroom

7' 3" x 6' 7" (2.2m x 2m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling spotlights, double glazed window and wall mounted radiator.





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.