# Friars Court Canterbury Gardens

HILLS

In Excess of £125,000

Salford

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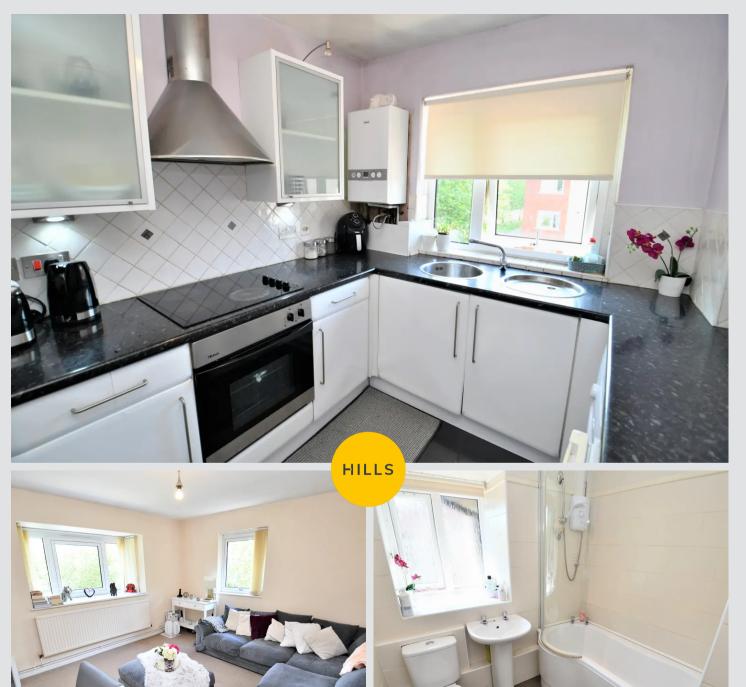
#### Salford

\*\*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!



#### 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.

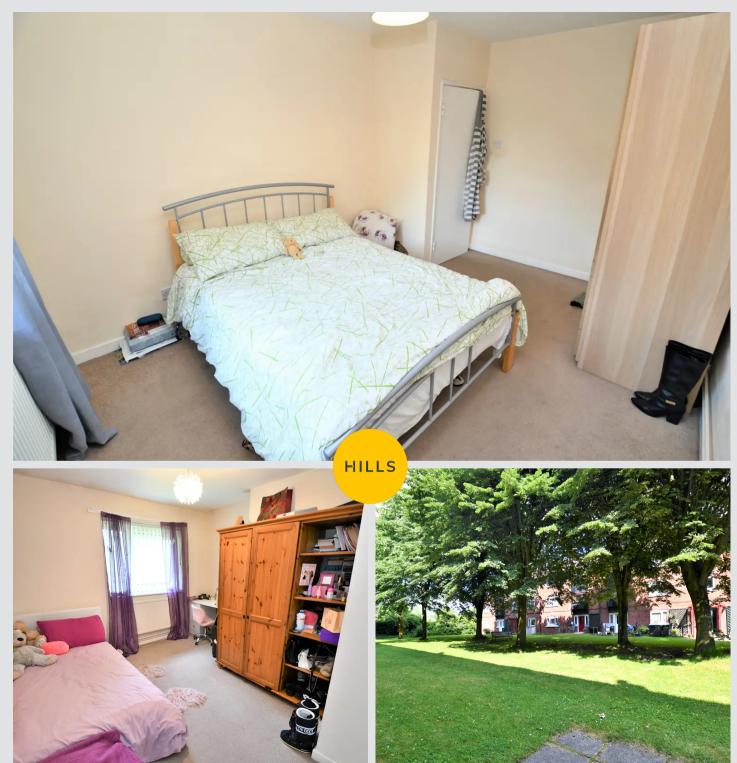
#### **Bedroom Two**

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 OSS

0161 707 4900

sales@hills.agency

www.hills.agency/



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