

Troy Walk

Salford



In Excess of £150,000

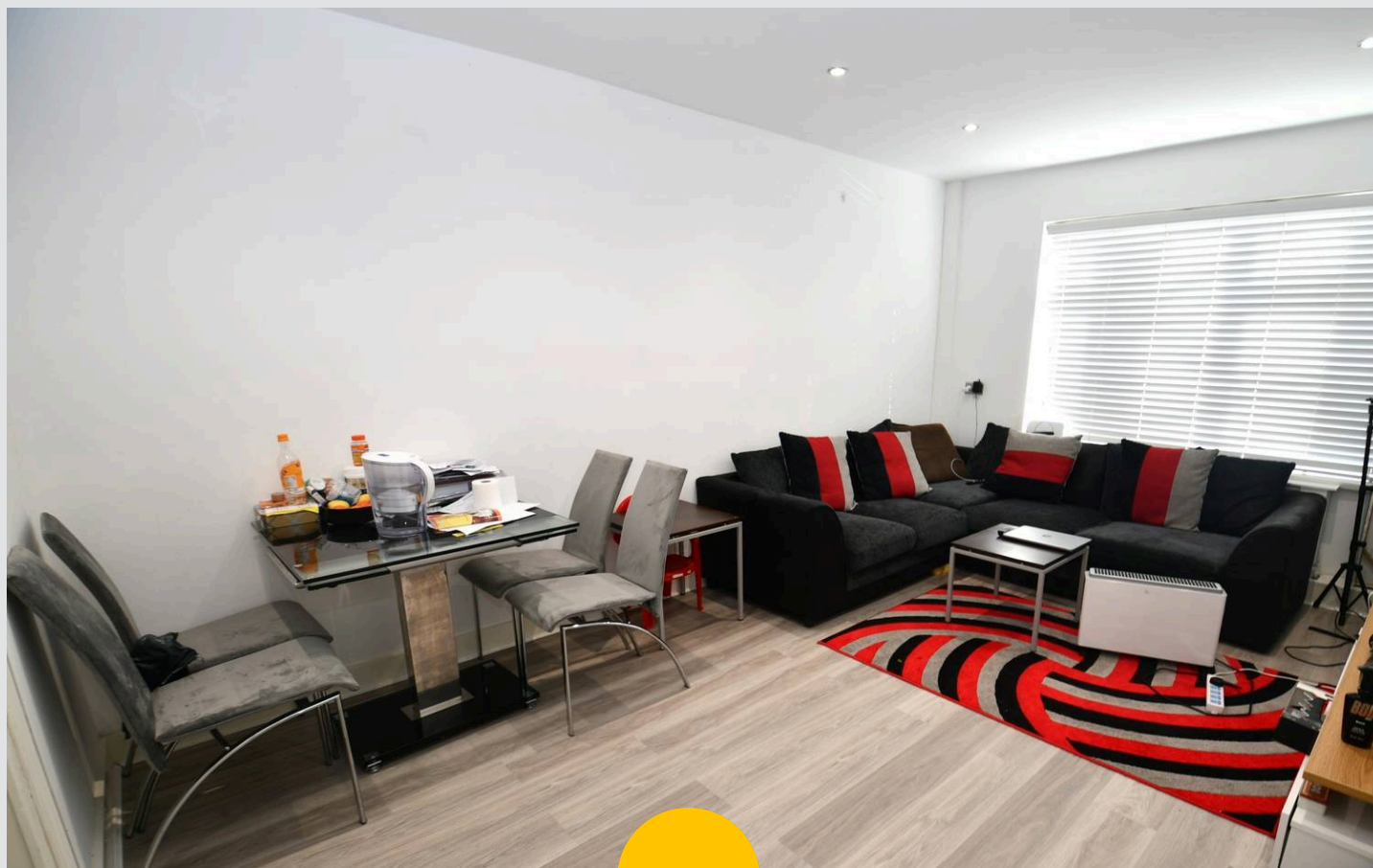
Troy Walk

Salford

Amazing Investment and First Time Buyer Opportunity! 1 Bedroom Flat in Prime Location, Walking Distance to Salford Quays and with Excellent Transport Links into Manchester City Centre. Council Tax band: A

Tenure: Leasehold

- Coming to the market chain free!
- Within walking distance to Media City
- Spacious one bedroom flat
- Seperate office room, currently used as a sleeping area
- Amazing investment or first time buyer opportunity!
- Parking included
- Large modern fitted kitchen
- Bright three-piece bathroom suite
- Prime location and excellent transport links



HILLS



Entrance Hallway

6' 2" x 5' 2" (1.87m x 1.57m)

Complete with ceiling spotlights and laminate flooring.

Lounge

15' 8" x 10' 6" (4.78m x 3.20m)

Complete with ceiling spotlights, double glazed windows and wall mounted radiator. Fitted with laminate flooring.

Kitchen

10' 5" x 10' 6" (3.18m x 3.19m)

Featuring complementary wall and base units with extractor fan and cooker. Space for a washing machine and undercounter fridge freezer. Complete with ceiling spotlights, double glazed window, half tiled wall and laminate flooring. Boiler.

Bedroom One

9' 9" x 12' 4" (2.97m x 3.77m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Office

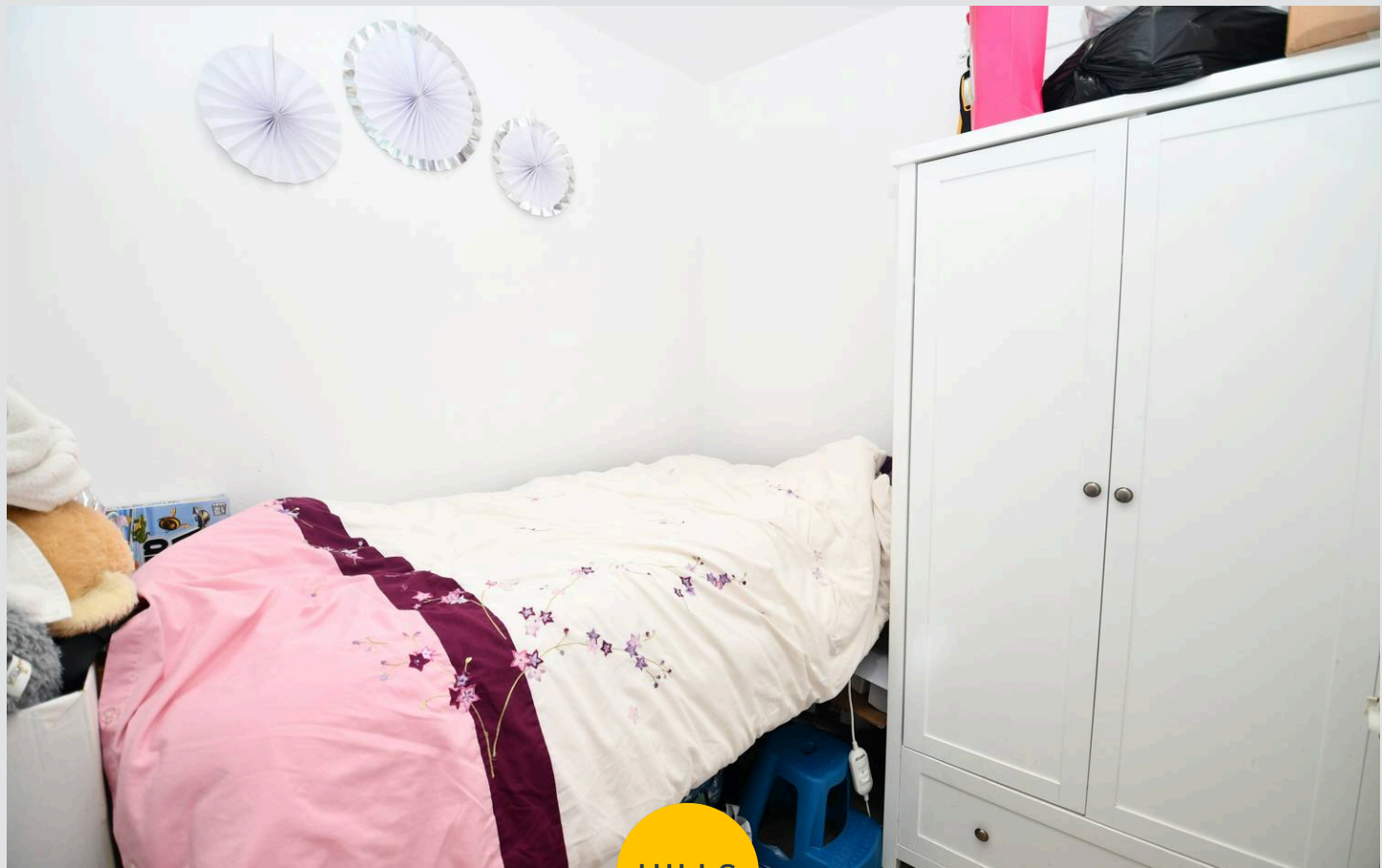
6' 7" x 7' 6" (2.01m x 2.29m)

Complete with ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

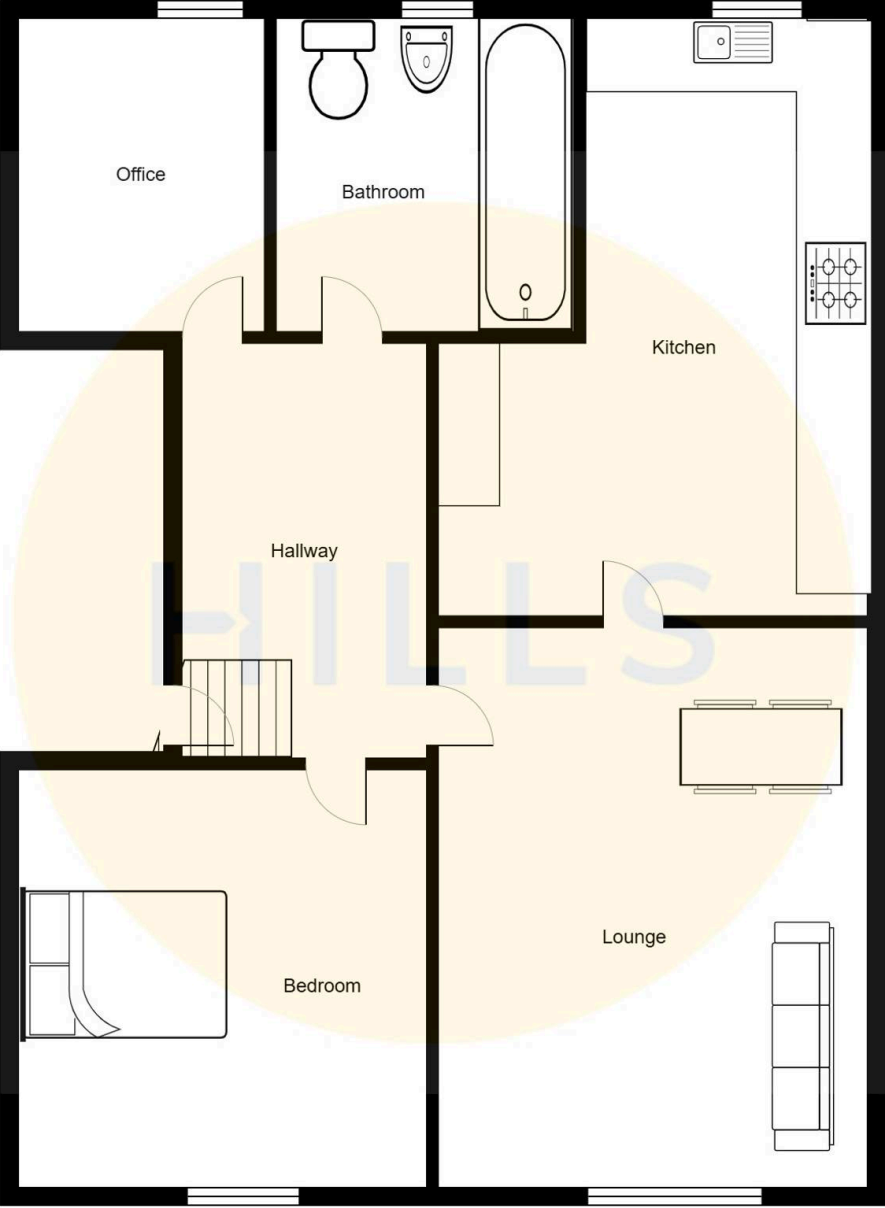
4' 9" x 6' 5" (1.45m x 1.96m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



HILLS







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.