



# Melmerby Court, Eccles New Road

Salford



In Excess of £110,000



# Melmerby Court

Salford

Large Corner One Bedroom Apartment on a Popular Development Within Walking Distance of Salford Quays & Media City!

Council Tax band: A

Tenure: Leasehold

- Large One Bedroom Corner Apartment
- Located on a Popular Residential Development
- Within Walking Distance of Salford Quays & Media City
- Large Lounge Diner
- Spacious Double Bedroom
- Fitted Kitchen and a Bright Three-Piece Bathroom
- Beautifully Maintained Communal Gardens
- Allocated Parking Space
- Secure Access Through Electric Gates with Fob Entry
- Ideal First Time Home or Investment



HILLS





### Entrance Hallway

Complete with a ceiling light point and tiled flooring.

### Lounge / Diner

18' 0" x 17' 2" (5.48m x 5.24m)

Complete with a ceiling light point, double glazed window and a wall mounted radiator. Fitted with carpet flooring.

### Kitchen

10' 11" x 10' 4" (3.32m x 3.16m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine and fridge freezer. Complete with a ceiling light point, two double glazed windows and tiled flooring.

### Bathroom

9' 11" x 6' 8" (3.01m x 2.03m)

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 heated towel rail. Fitted with part tiled walls and tiled flooring.

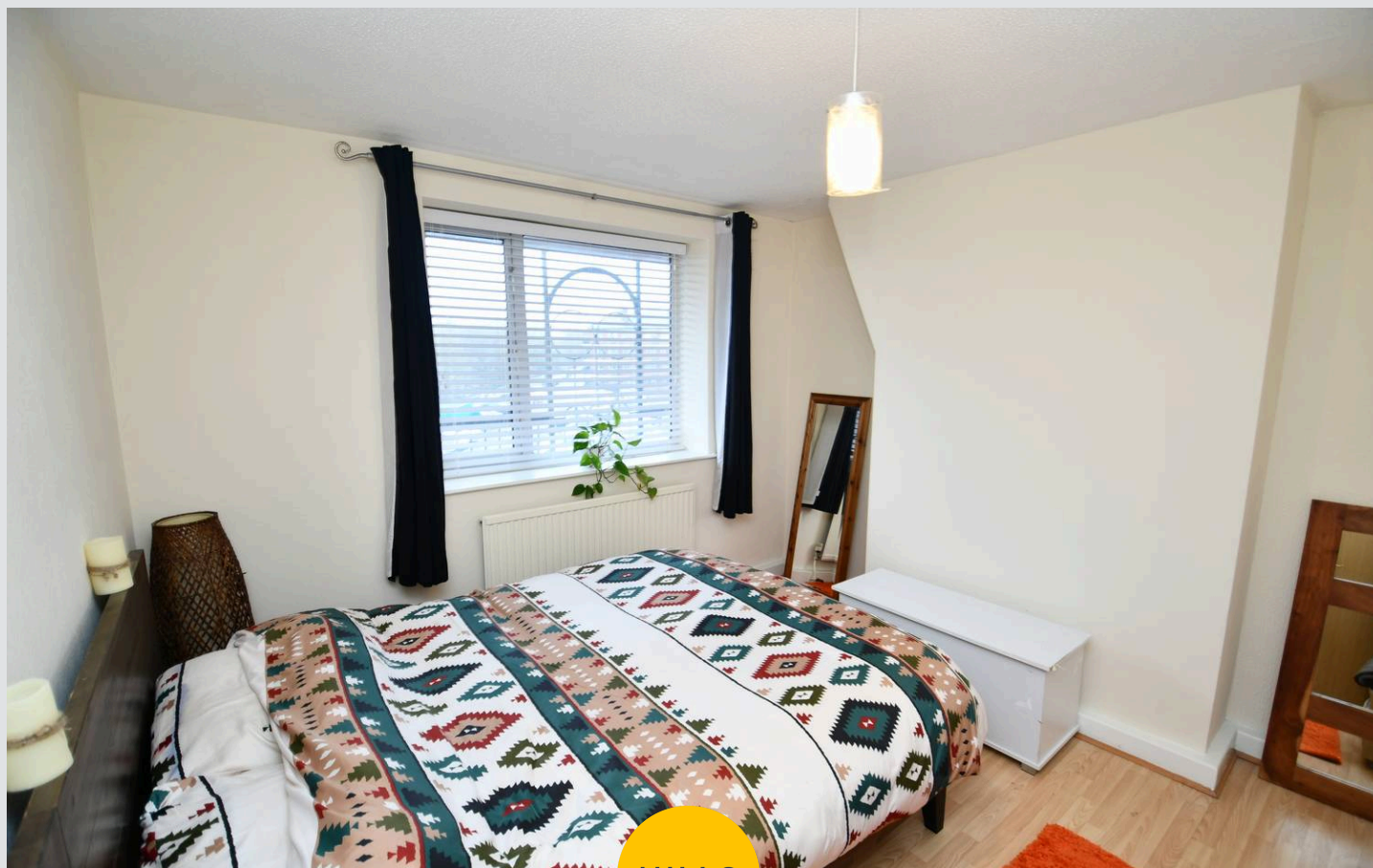
### Bedroom One

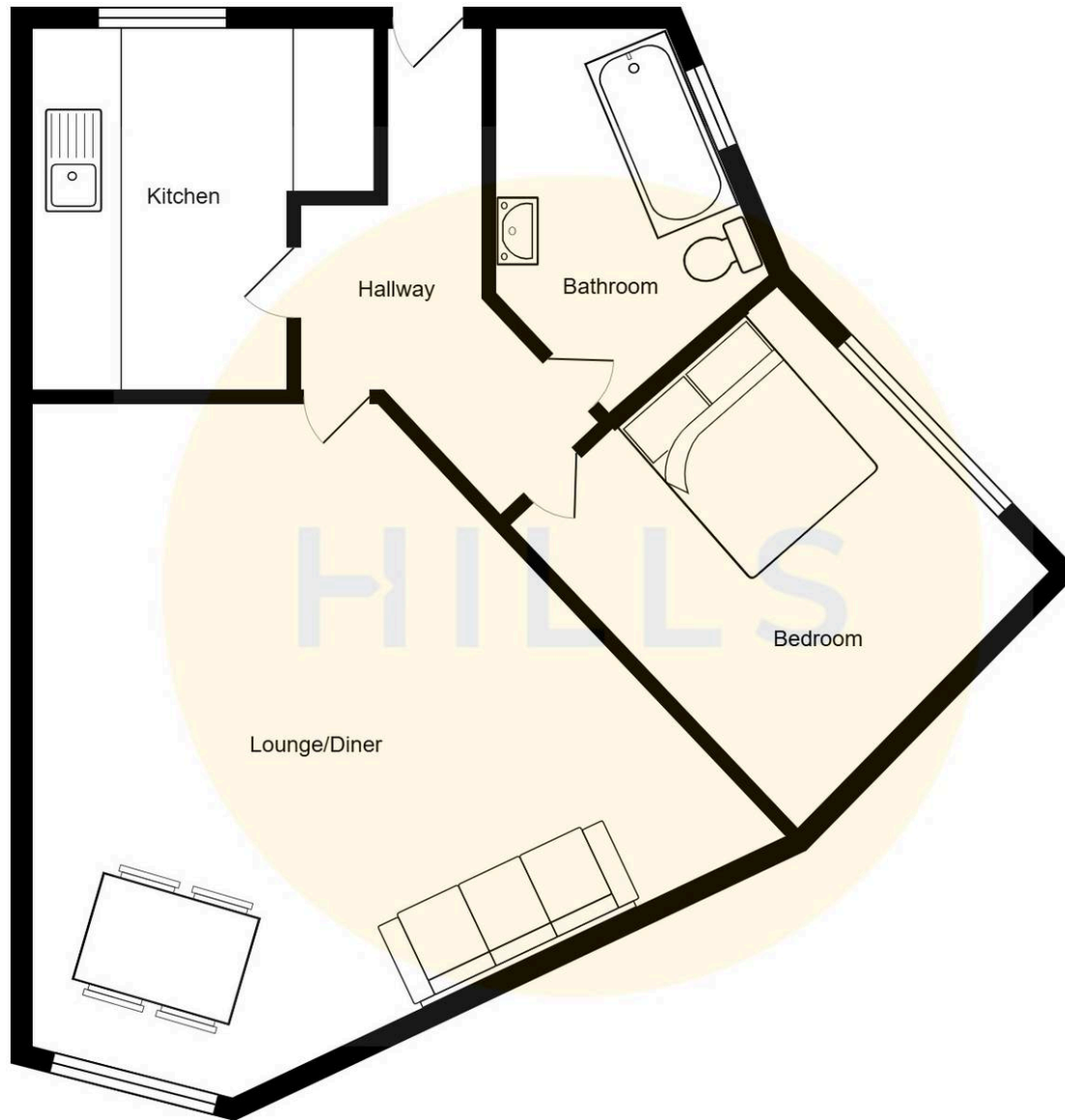
11' 2" x 10' 11" (3.40m x 3.32m)

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

### External

Featuring beautifully maintained communal gardens. Secure intercom and electric gate access.









## Hills | Salfords Estate Agent

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