

Millers Court

Salford



In Excess of £240,000

# Millers Court

Canterbury Gardens, Salford

**\*\*Fantastic Three Bedroom Terraced Property, Boasting a Driveway for Off-Road Parking and a Generously-Sized Garden! Just a Short Walk from Ladywell Tram Stop, Salford Royal Hospital and Plenty of Amenities!\*\***

Council Tax band: B

Tenure: Freehold

- Fantastic Three Bedroom Terraced Property
- Just a Short Walk from Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Spacious Family Lounge with Fitted Storage
- Modern Fitted Kitchen and a Separate Dining Room
- Modern Three-Piece Family Bathroom
- Driveway to the Front for Off-Road Parking
- Generously-Sized Garden to the Rear
- Close to Salford Royal Hospital, West One Retail Park and Eccles Town Centre
- Great First Time Home or Investment, Viewing is Highly Recommended!



HILLS



### **Porch**

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### **Lounge**

14' 10" x 11' 8" (4.52m x 3.55m)

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

### **Dining Room**

10' 2" x 8' 8" (3.10m x 2.65m)

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### **Kitchen**

10' 1" x 6' 0" (3.08m x 1.82m)

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

### **Landing**

Complete with a ceiling light point and carpet flooring.

### **Bedroom One**

12' 3" x 11' 8" (3.73m x 3.55m)

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

### **Bedroom Two**

9' 1" x 7' 4" (2.76m x 2.24m)

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

### **Bedroom Three**

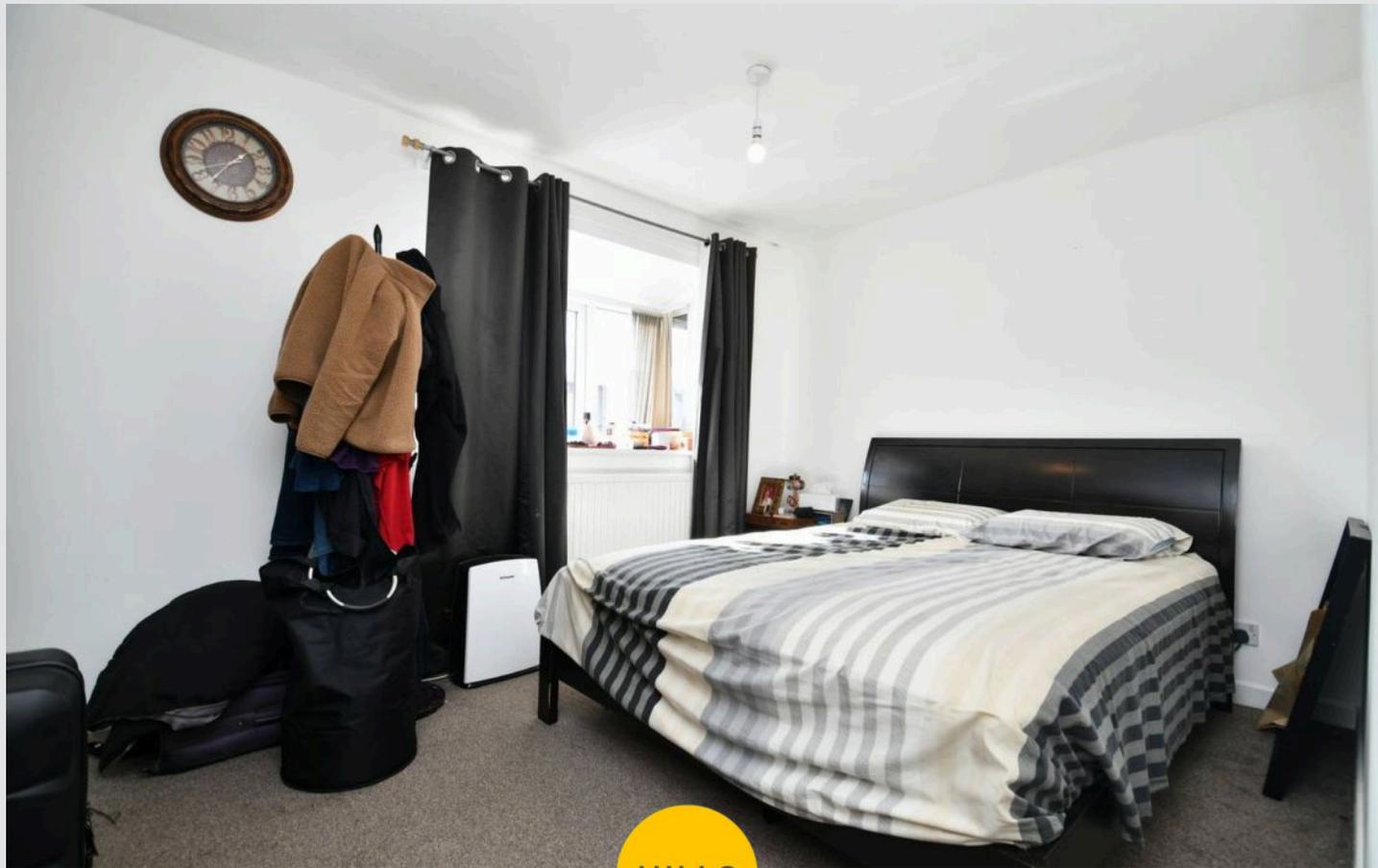
7' 5" x 6' 2" (2.25m x 1.87m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window and wall mounted radiator.

### **Bathroom**

6' 4" x 5' 6" (1.92m x 1.67m)

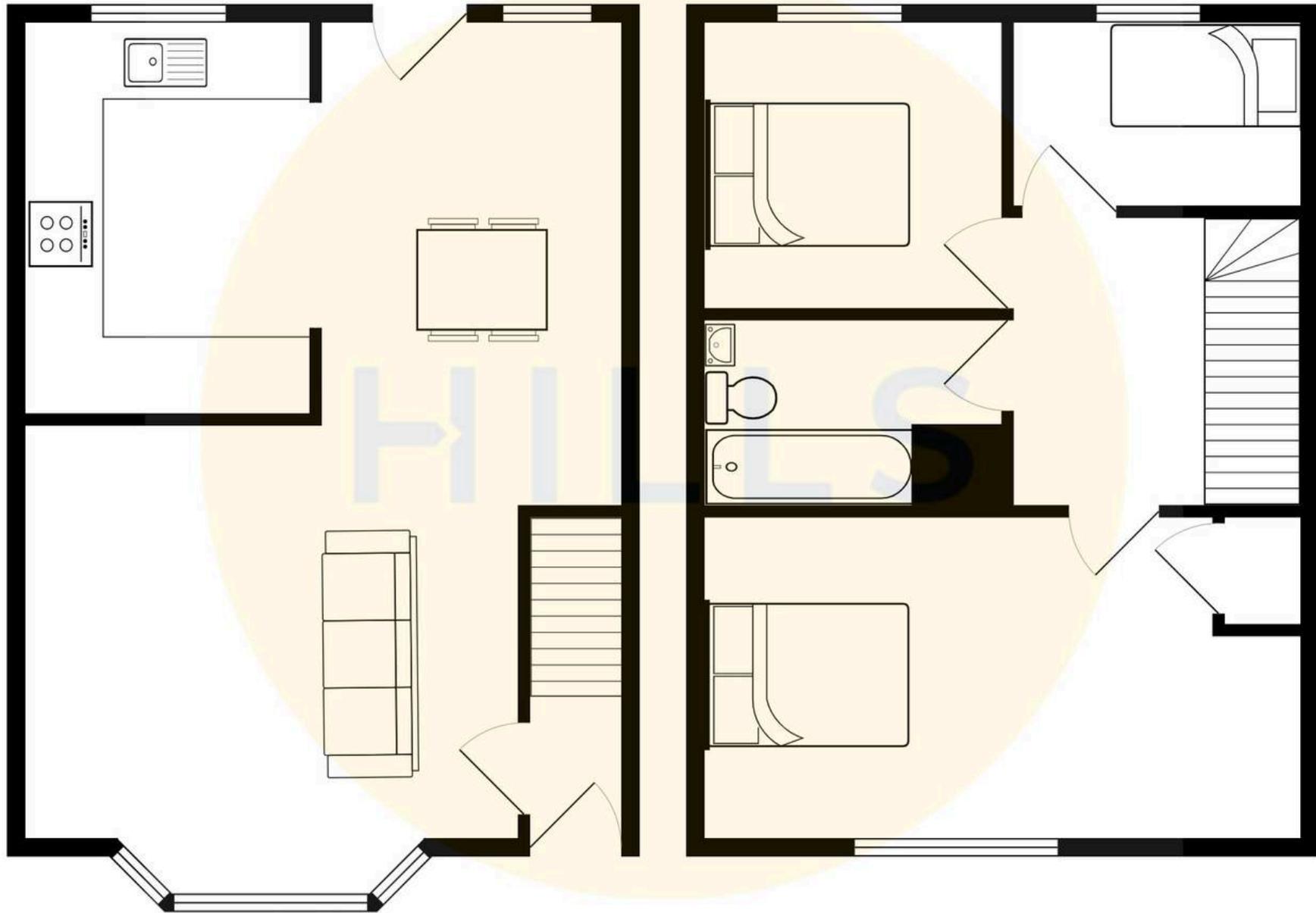
Featuring a three piece suite including bath over shower, hand wash basin and W.C. Complete with a ceiling light point, tiled walls and cushioned flooring.





HILLS







## 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/)



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.