



# Squires Court, Canterbury Gardens

Salford



In the region of £130,000

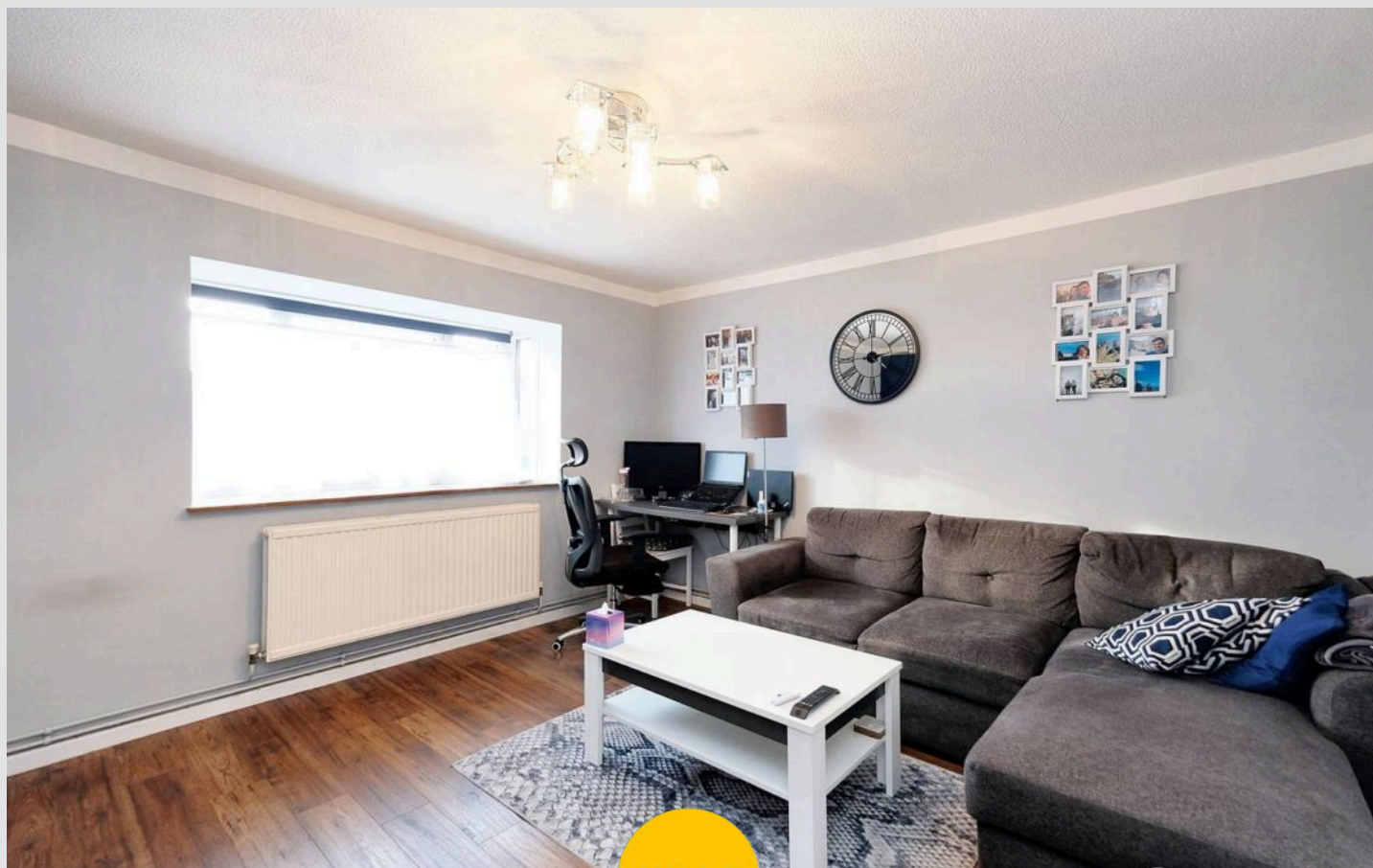
# Squires Court

Salford

Beautiful two bed flat in Canterbury Gardens. Welcoming entrance, spacious lounge, contemporary kitchen, modern bathroom, communal parking, near West One Retail Park & Ladywell Metrolink Tram Stop. Great transport links. Council Tax band: A

Tenure: Leasehold

- Located on the Second Floor within the Desirable Canterbury Gardens Development
- Spacious Lounge
- Two Generously Sized Double Bedrooms
- Modern Fitted Bathroom with Underfloor Heating
- Newly Updated Contemporary Fitted Kitchen
- Residence Communal Parking
- Well Kept, Regularly Maintained Communal Areas
- Located just a Short Walk to West One Retail Park Offering an array of Shops and Leisure Facilities
- Surrounded by Excellent Public Transport Links, Ladywell Metrolink Tram Stop a Stones Throw Away, and Brilliant Motorway Links



### Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, telecom, radiator and carpet flooring.

### Lounge

13' 9" x 12' 4" (4.19m x 3.76m)

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

### Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

Featuring complementary fitted units including a stainless steel sink, integral electric hob and oven, stainless steel extractor. Space for a washing machine, slimline dishwasher and fridge freezer. Complete with a ceiling light point, double glazed window, part tiled walls and laminate flooring.

### Bathroom

7' 2" x 6' 8" (2.18m 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 tiled walls and flooring.

### Bedroom One

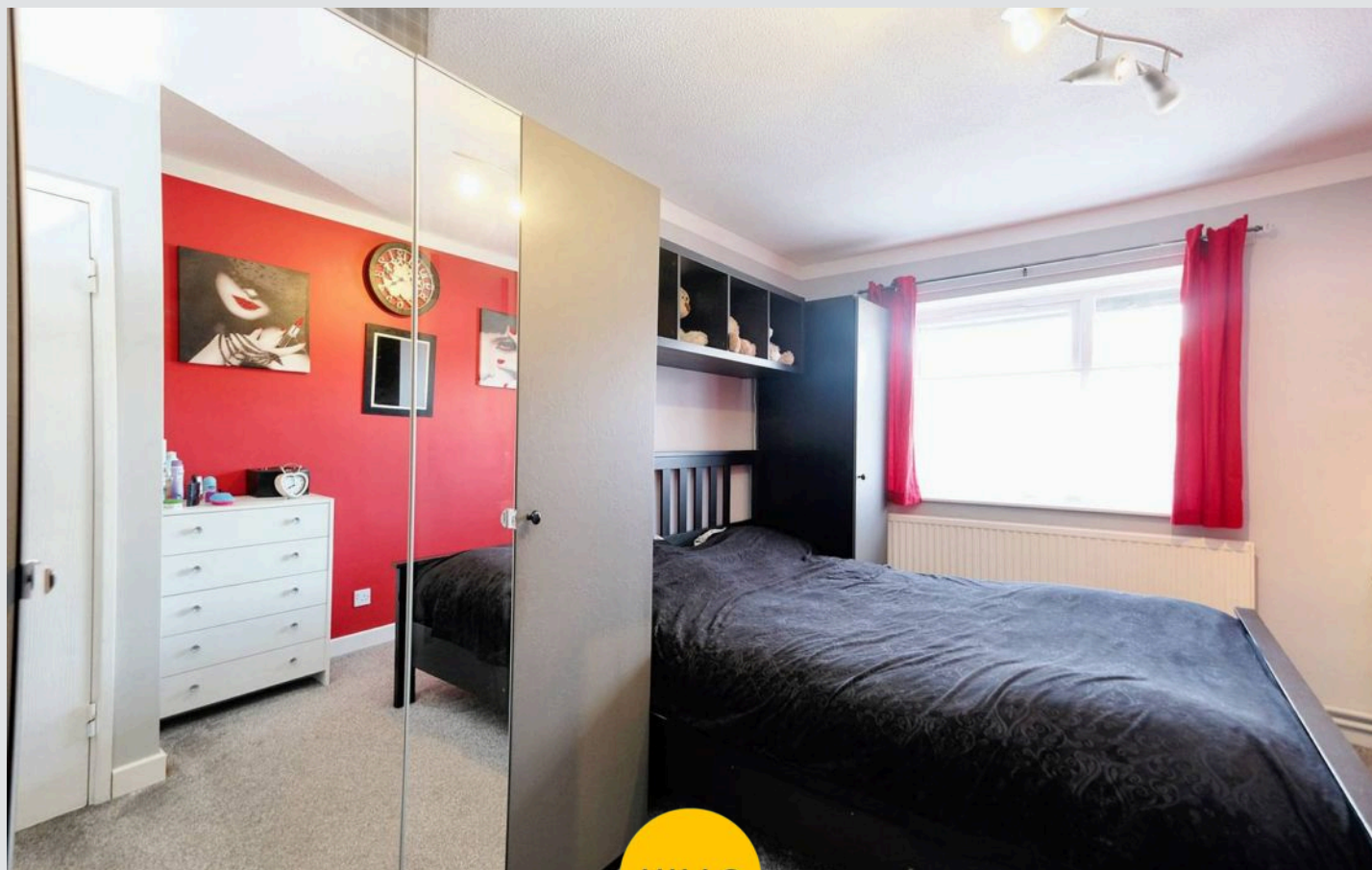
12' 0" x 11' 0" (3.66m x 3.35m)

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

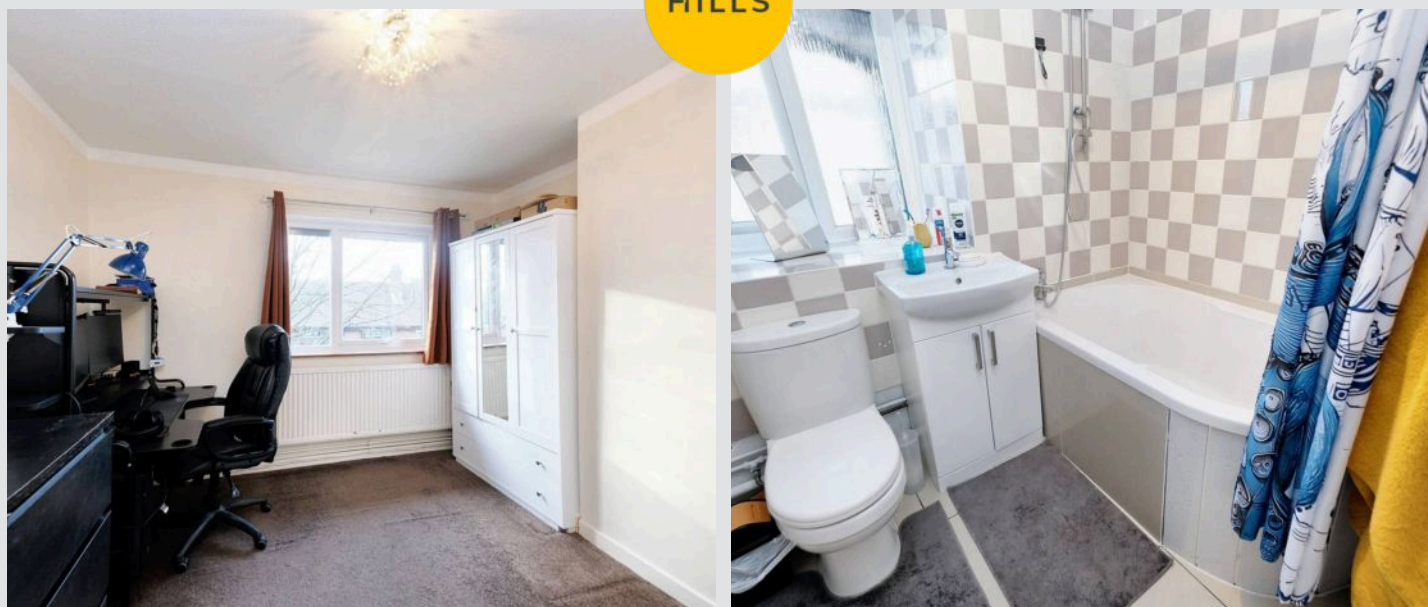
### Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)

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



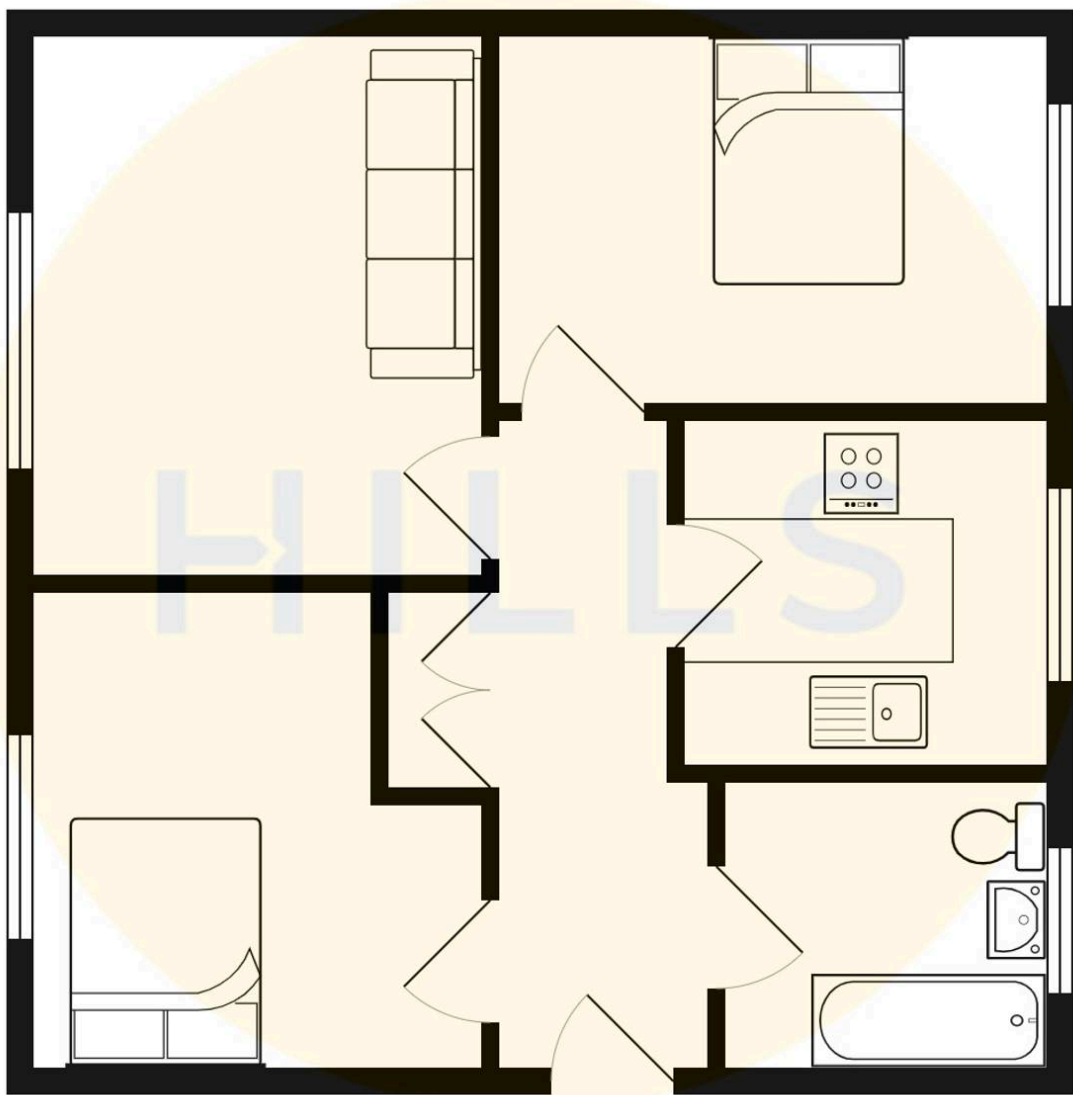
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