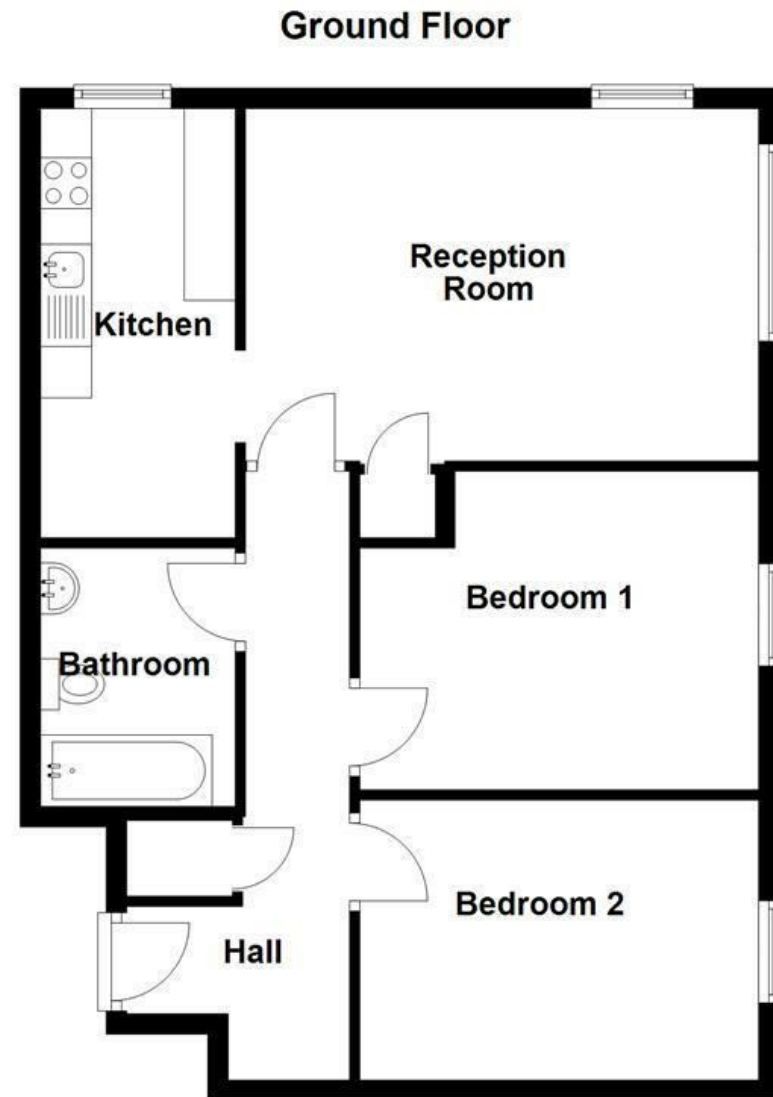




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Spruce Court, Salford, M6 5EN

£950

TWO-BEDROOM FLAT IN MANCHESTER

We welcome this charming flat located in the desirable area of Spruce Court, Salford to the rental market. Located on the 7th floor this delightful property boasts two generous double bedrooms, providing ample space for relaxation and rest. The flat features a spacious and well-lit reception room that seamlessly flows into the kitchen area, creating an inviting atmosphere perfect for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this flat is the stunning views it offers, particularly at night when the city lights create a magical backdrop. This picturesque setting enhances the overall appeal of the property, making it a wonderful place to unwind after a long day.

The flat is well-suited for individuals or small families seeking a comfortable living space in a vibrant community. With its convenient layout and modern amenities, this property presents an excellent opportunity for those looking to make Salford their home.

Do not miss the chance to experience the charm and comfort this flat has to offer. It is a perfect blend of style, space, and location, making it an ideal choice for your next rental home.

To book your viewing or for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents.

Spruce Court, Salford, M6 5EN

£950

 **2**  **1**  **1**  **C**

- Fully Furnished Apartment
- Fitted Kitchen
- Off Road Parking
- Close Proximity to Local Amenities
- Two Double Bedrooms
- Three Piece Bathroom
- EPC Rating C
- Spacious Reception Room
- Communal Gardens
- Excellent transport and Commuter Links

Ground Floor

Hall

19'6 x 2'10 (5.94m x 0.86m)
Hardwood entrance door from communal hall, central heating radiator, smoke alarm, wood effect flooring and doors to reception room, two bedrooms and bathroom.

Reception Room

16'6 x 11'4 (5.03m x 3.45m)
Two UPVC double glazed window, two central heating radiators, smoke alarm, storage cupboard and open access to kitchen.

Kitchen

13'9 x 6'3 (4.19m x 1.91m)
UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, freestanding electric cooker, extractor hood, space for fridge freezer, plumbing for washing machine and wood effect flooring.

Bedroom Two

12'9 x 9' (3.89m x 2.74m)
UPV double glazed window and central heating radiator.

Bedroom One

12'10 x 10'3 (3.91m x 3.12m)
UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 5'4 (2.54m x 1.63m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled splash back, panel bath with mixer tap and rinse head, part tiled elevation and wood effect flooring.

External

Communal gardens and parking.

