



# Flynn Court, Monroe Close

Salford



£165,000

# Flynn Court

Salford

WOW – WHAT A BEAUTIFUL HOME! Overlooking Buile Hill Park and located on the TOP FLOOR of this modern development is this STUNNING and SPACIOUS TWO BEDROOM APARTMENT that has been renovated throughout!

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Two Bedroom Apartment
- Overlooking Buile Hill Park
- Large Lounge Diner with Plenty of Natural Light
- Fitted Furniture in Both of the Bedrooms
- Modern Fitted Kitchen and a Contemporary Three-Piece Shower Room
- Stunning Communal Gardens with Laid-to-Lawn Grass, Trees and Mature Plants
- Within Walking Distance of Salford Royal Hospital and Amenities
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment - Viewing is Highly Recommended!



## Entrance Hall

### Lounge/Diner

Dimensions: 18' 7" x 10' 0" (5.66m x 3.05m). Double glazed window to the side, ceiling light point and wall-mounted radiator.

### Kitchen

Dimensions: 8' 6" x 6' 4" (2.59m x 1.93m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring hob and oven with extractor. Space for dish washer. Double glazed window to the side, ceiling light point, tiled splash-backs and laminate flooring.

### Bathroom

Dimensions: 6' 4" x 6' 2" (1.93m x 1.88m). Featuring a modern shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights.

### Bedroom 1

Dimensions: 14' 1" x 8' 8" (4.29m x 2.64m). Double glazed window to the side, ceiling light point, wall-mounted radiator and carpet flooring.

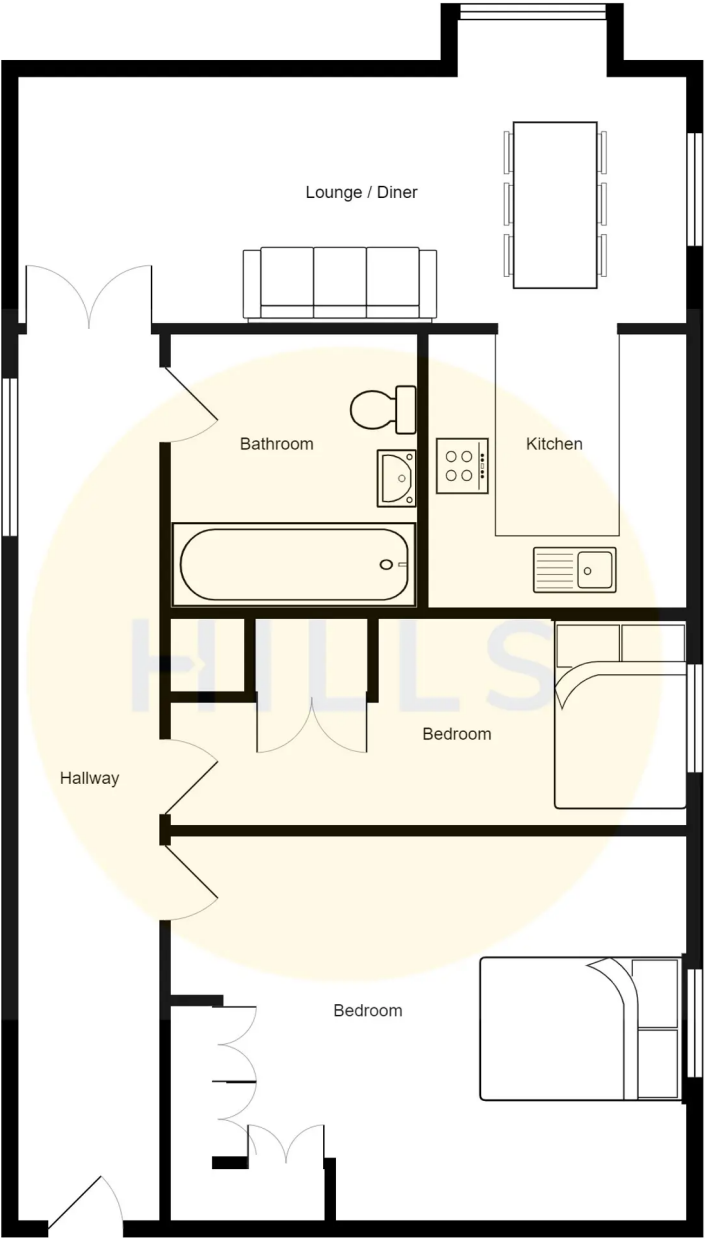
### Bedroom 2

Dimensions: 14' 1" x 5' 10" (4.29m x 1.78m). Double glazed window to the front, ceiling light point and wall-mounted radiator.



HILLS







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