



# Squires Court, Canterbury Gardens

Salford



£120,000

# Squires Court

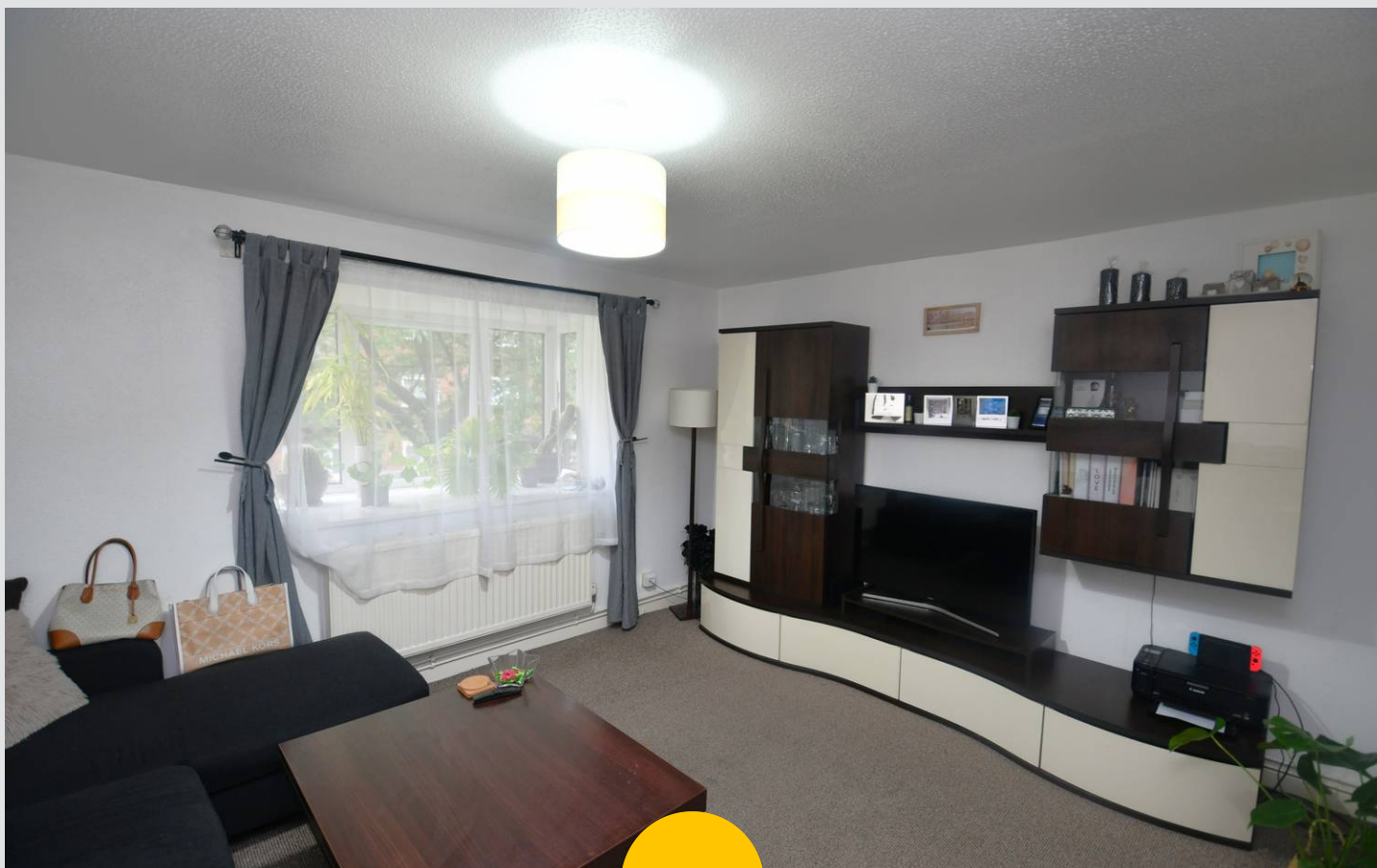
Salford

This SPACIOUS two bedroom apartment is ideally located just a stone's throw from Ladywell tram stop, with direct access into Salford Quays, Media City and Manchester City Centre! Situated on the popular Canterbury Gardens development - early viewing is essential!

Council Tax band: A

Tenure: Leasehold

- Spacious Two Bedroom Apartment
- Located on the Popular Canterbury Gardens Development
- Facing Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Fitted Kitchen and a Three-Piece Bathroom
- Large Lounge Diner
- Two Double Bedrooms
- Well-Maintained Communal Gardens
- Benefits from Communal Parking and Secure Intercom Access
- Ideal First Time Home or Investment - Viewing is Highly Recommended!



### Entrance Hallway

Featuring ceiling light point. Fitted with carpet flooring.

### Lounge/Diner

13' 10" x 11' 11" (4.22m x 3.62m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Kitchen

9' 6" x 7' 11" (2.89m x 2.41m)

Featuring complementary fitted units with integral hob and oven. Complete with ceiling light point, double glazed window. Fitted with cushioned flooring.

### Bedroom One

13' 0" x 9' 6" (3.95m x 2.89m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Two

11' 5" x 10' 11" (3.48m x 3.32m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bathroom

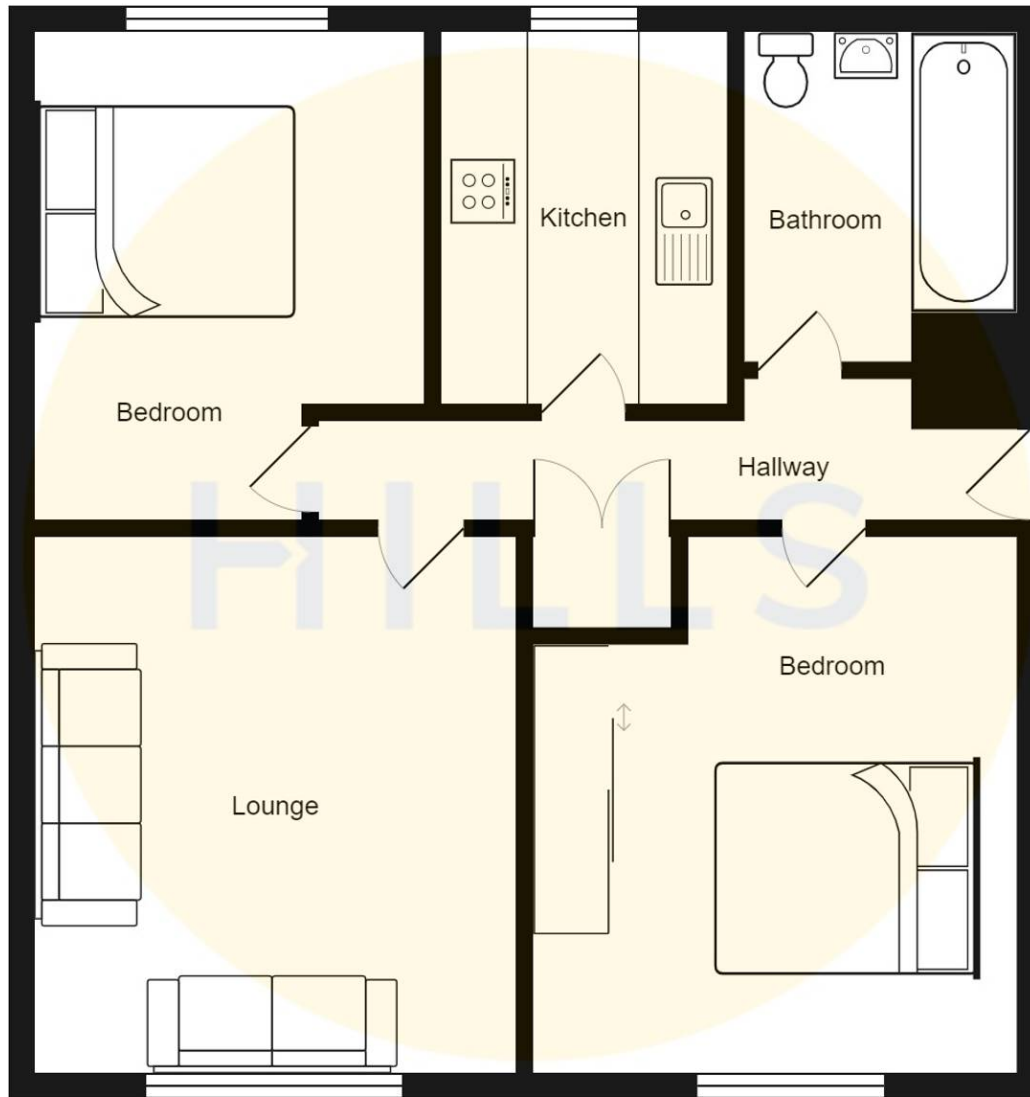
7' 0" x 6' 11" (2.13m x 2.12m)

Featuring three piece suite including bath with a shower overhead, hand wash basin, w/c. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with vinyl flooring.

### External

The property has well - kept communal gardens, communal parking, and secure intercom access.







## 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.