



Egerton House, Elmira Way

Salford



In Excess of £185,000

Egerton House

Salford

NO CHAIN! A WELL PRESENTED MODERN FIRST FLOOR APARTMENT IN THE SALFORD QUAYS LOCATION.

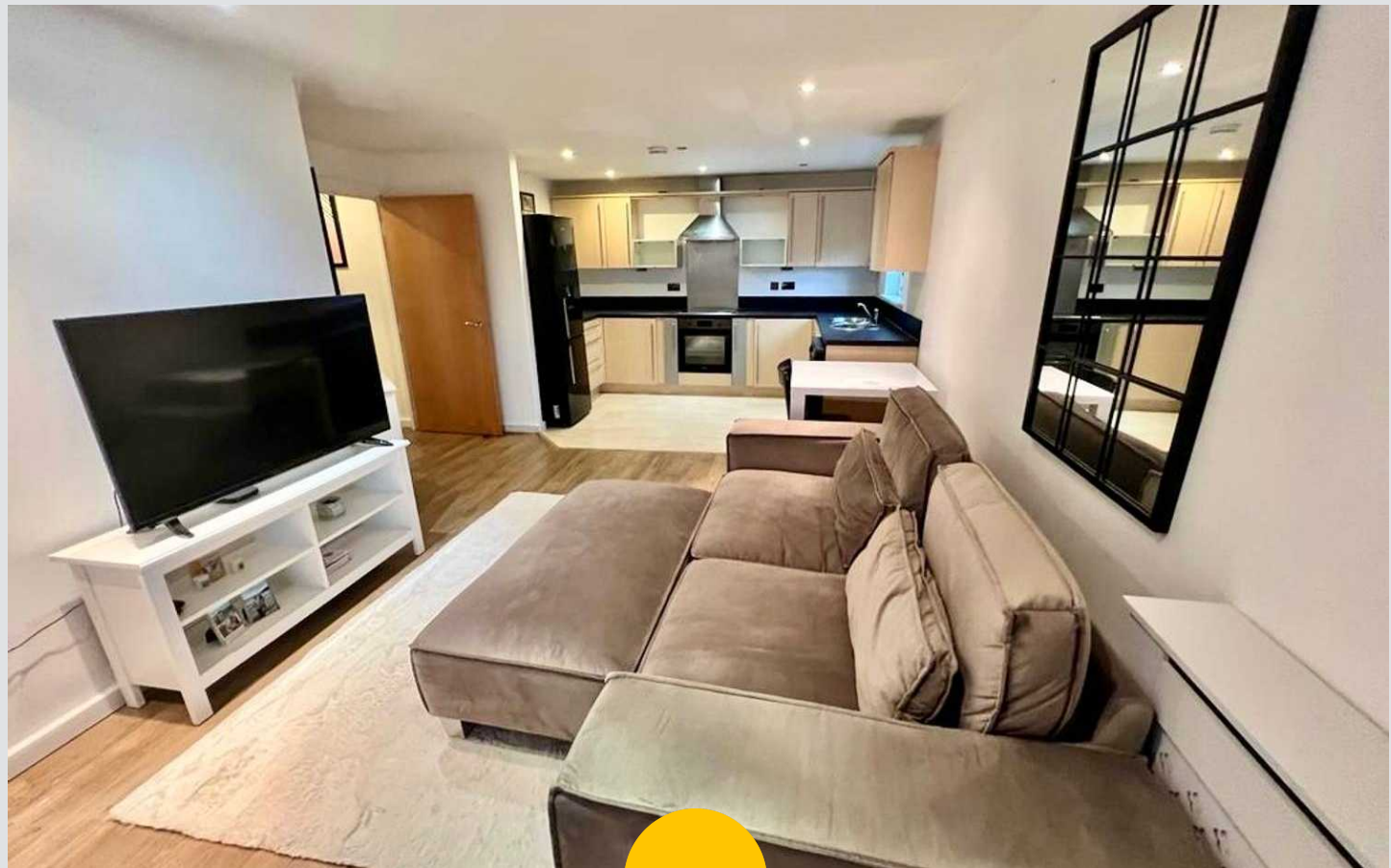
Accessed via a secure communal entrance with intercom, there are stairs or an elevator available. On entering, the property offers AN ENTRANCE

HALLWAY WITH

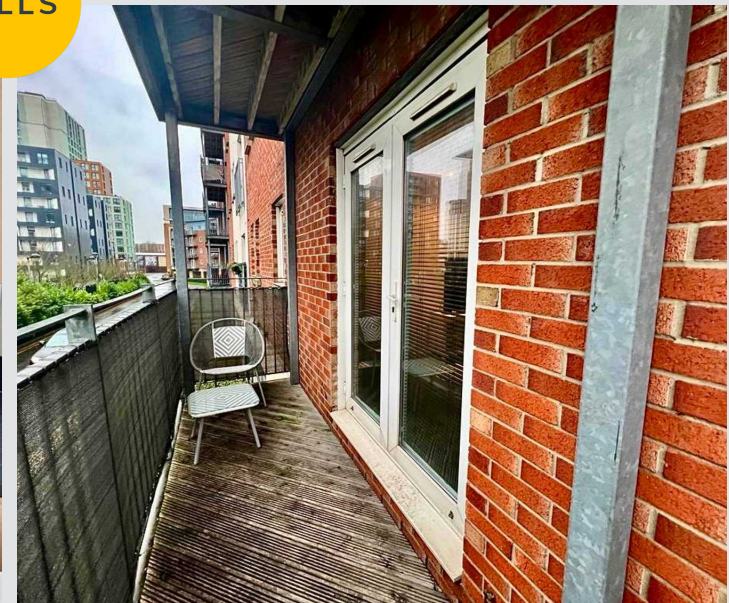
Council Tax band: B

Tenure: Leasehold

- MODERN OPEN PLAN APARTMENT
- MODERN KITCHEN WITH INTEGRAL HOB AND OVEN INSTALLED LAST YEAR
- TWO BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- BALCONY
- A SELECTION OF FURNITURE INCLUDED
- COMMUNAL GARDENS
- TRAM STOP LOCATED CLOSE BY, SHORT WALK TO SALFORD QUAYS AND MEDIA CITY
- ELEVATOR
- PARK IN ANY SPACE GATED PARKING



HILLS



Entrance Hallway

12' 10" x 8' 10" (3.90m x 2.70m)

Living and Dining room

16' 1" x 9' 2" (4.90m x 2.80m)

A spacious lounge / diner complete with ceiling spotlights, wood effect flooring and patio doors to the balcony.

Kitchen Area

5' 11" x 11' 6" (1.80m x 3.50m)

Featuring with complementary wall and base units with integral stainless steel sink, dishwasher, oven and hob. Complete with ceiling spotlights.

Bedroom 1

8' 2" x 9' 2" (2.50m x 2.80m)

Complete with ceiling spotlights, window and wood effect flooring.

En-suite

5' 3" x 6' 7" (1.60m x 2.00m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point.

Bedroom 2

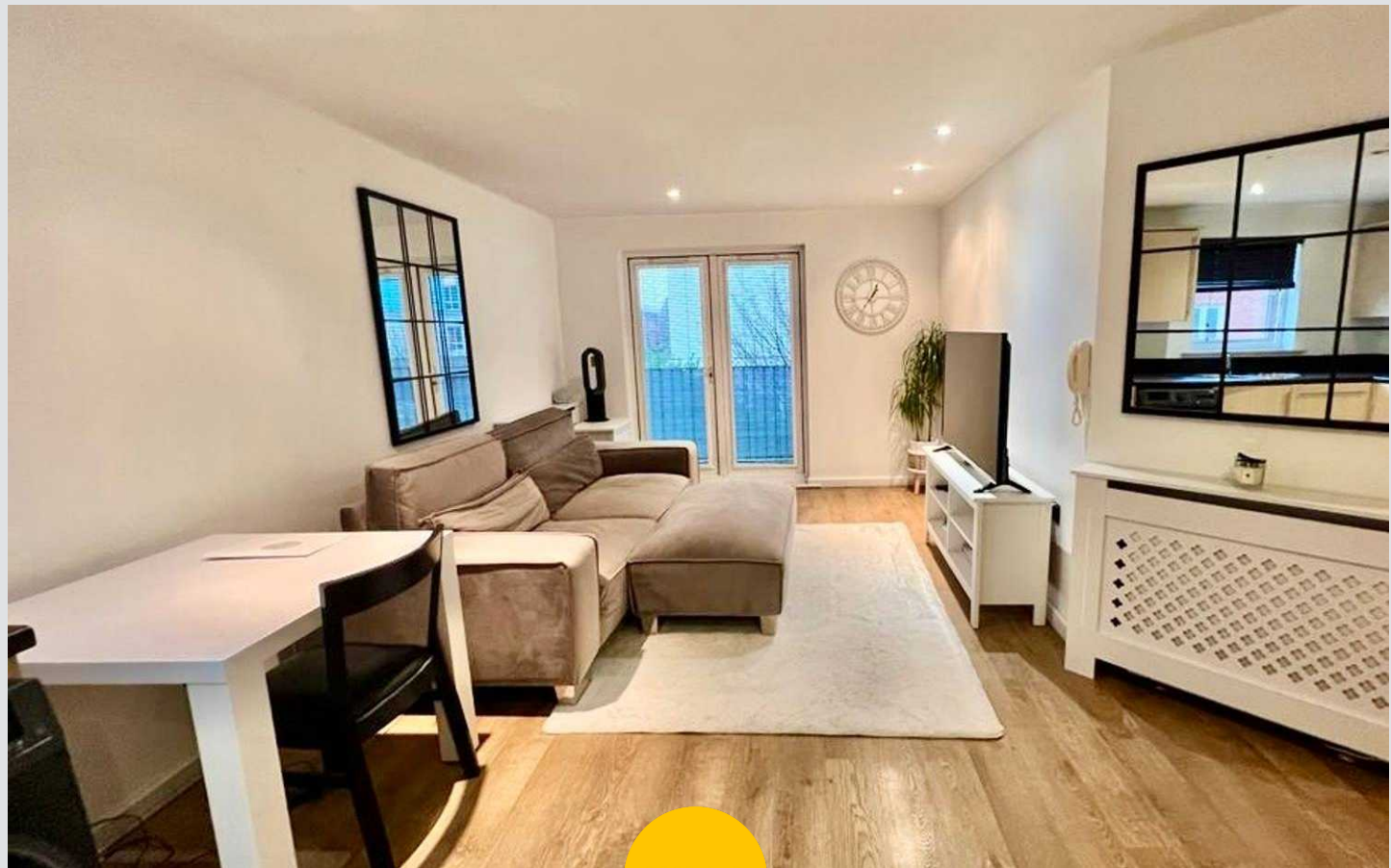
12' 6" x 8' 6" (3.80m x 2.60m)

Complete with ceiling spotlights, window and wood effect flooring.

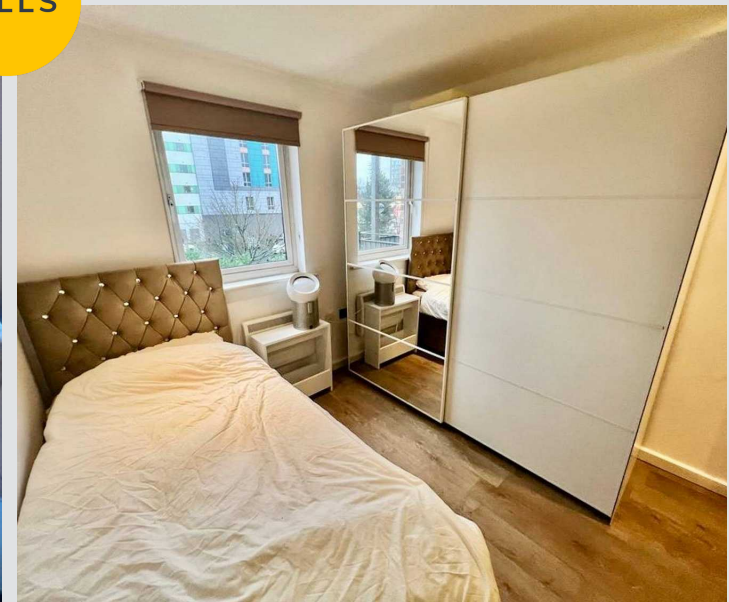
Bathroom

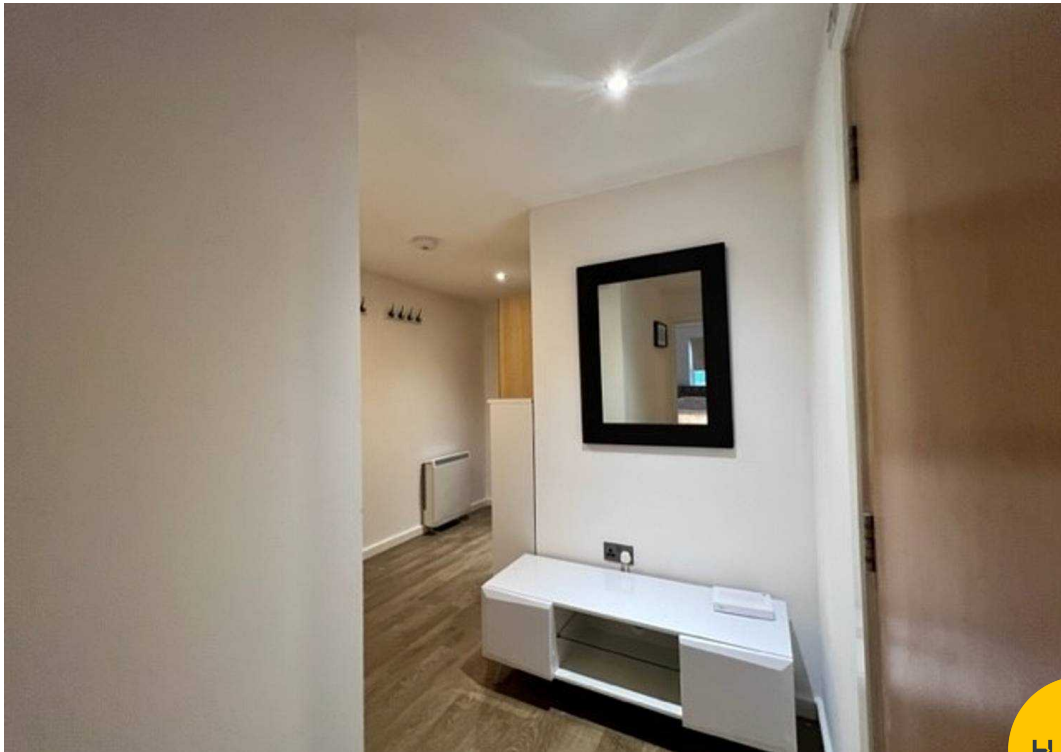
5' 11" x 6' 3" (1.80m x 1.90m)

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



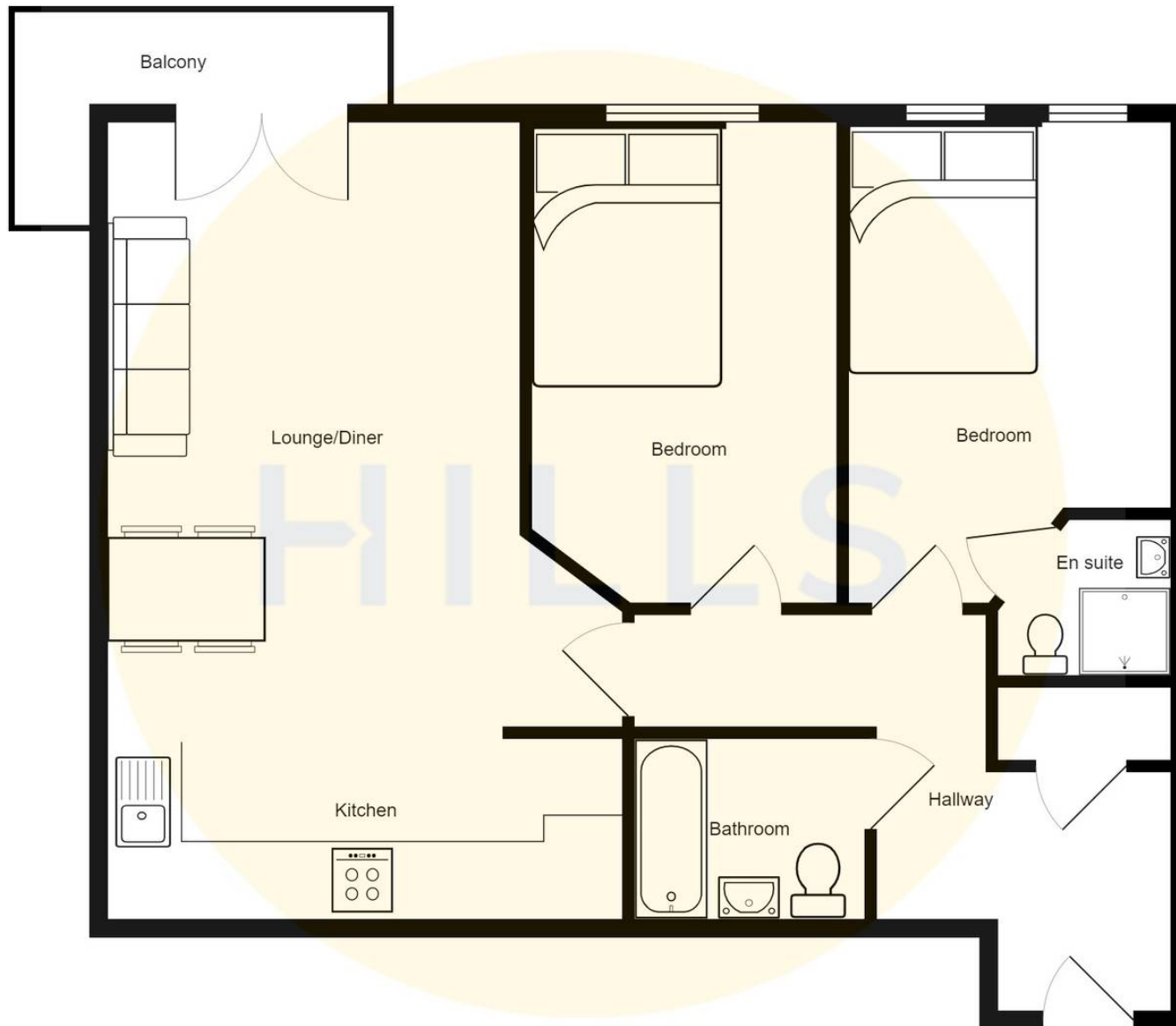
HILLS

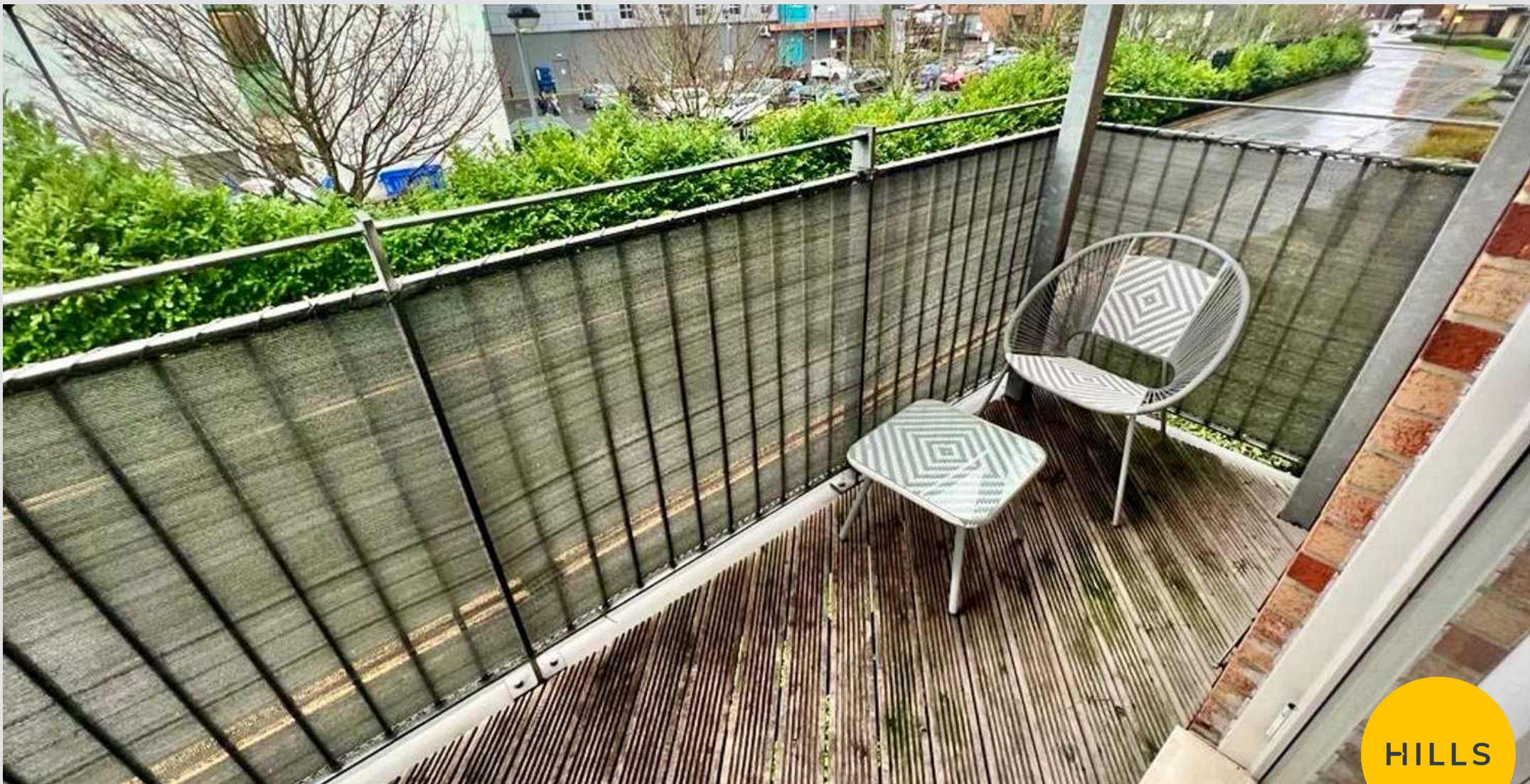




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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their 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.