



RE/MAX
North

Flat 23, St. James Court Voltaire Avenue, Salford, M6 8EH

Offers over £156,000





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Salford, M6 8EH

- Walking distance to Salford Royal Hospital
- Off-street parking
- Walking distance to Ladywell tram stop
- Excellent transport links
- Spacious 2-bedroom flat
- Stylishly modern throughout

NO CHAIN *CLOSE TO SALFORD ROYAL* *VIRTUAL TOUR AVAILABLE*

Perfectly situated near Salford Royal Hospital and boasting excellent transport links, this exceptional first-floor flat is ideal for first-time buyers or investors, or those looking to downsize.

Mortgage friendly property, Currently vacant with a potential rental income of £12,000 PA, it presents a fantastic opportunity.

Inside, the flat features a bright and spacious living area with ample space for dining and entertaining, a well-equipped contemporary kitchen, a modern bathroom with a walk-in shower, and two generously sized bedrooms. Off-street communal parking further enhances its appeal.

With its prime location offering easy access to Salford Quays, Media City, Salford Royal Hospital, and Manchester city centre, as well as nearby amenities, parks, and tram stops, this flat combines modern living with unmatched convenience in a highly desirable area.

EPC C Rating | Council Tax Band A

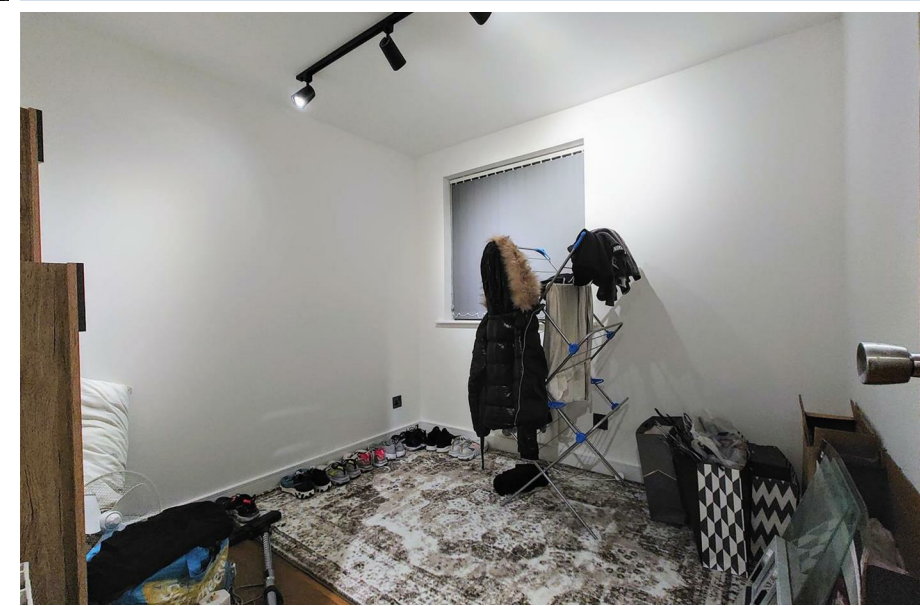
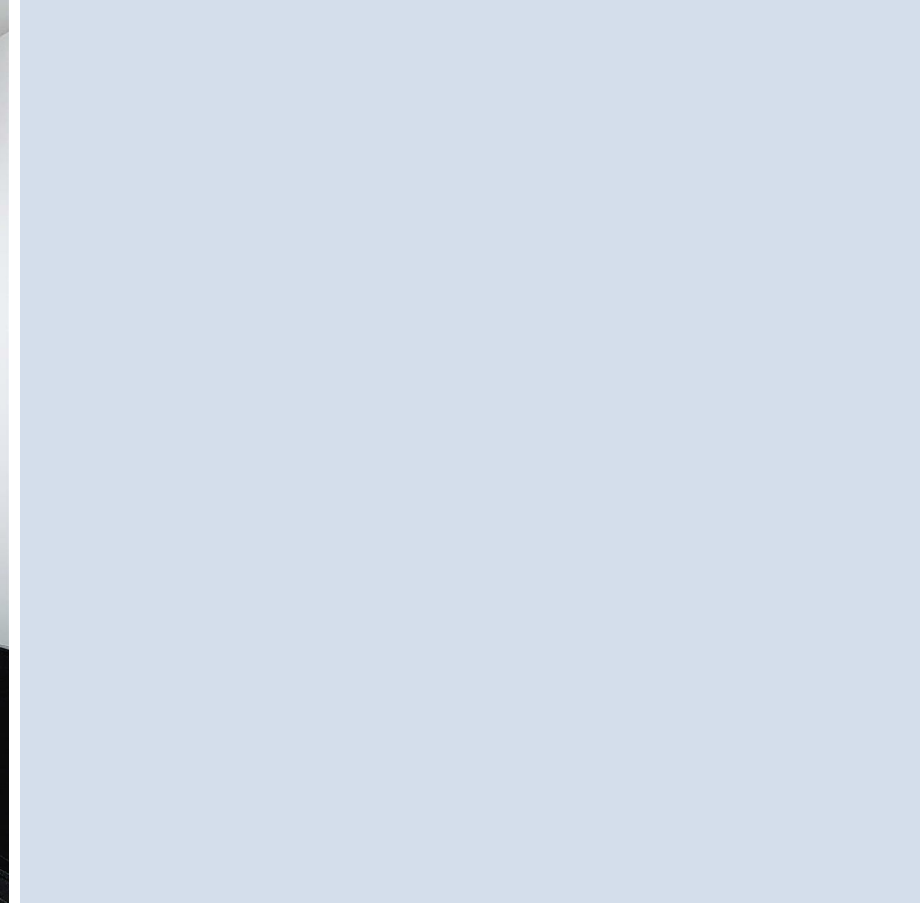
Don't miss out—schedule a viewing today!

Disclaimer:



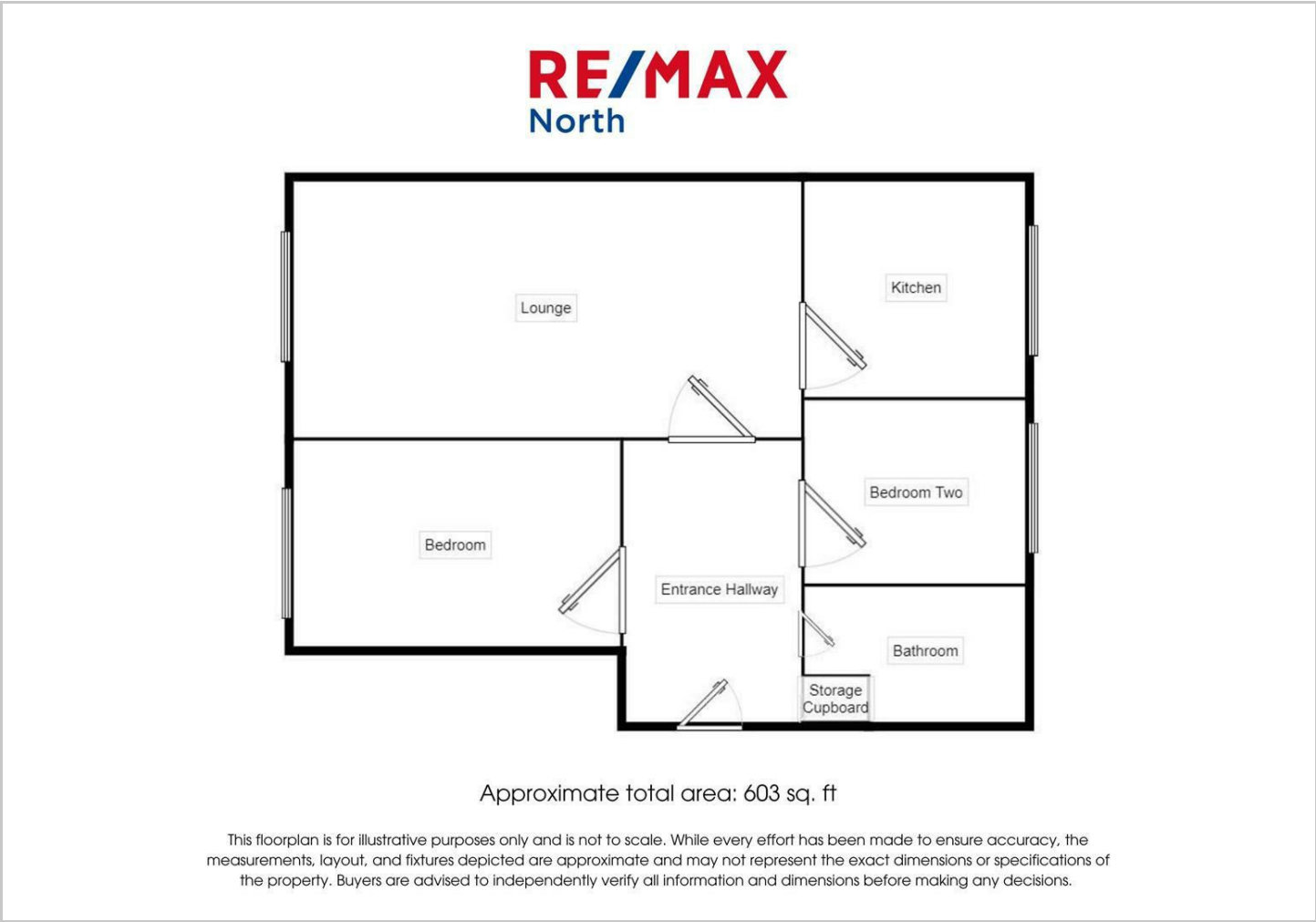
Living Room	17'7" x 11'3" (5.38 x 3.45)
Kitchen	8'4" x 8'1" (2.55 x 2.48)
Master Bedroom	12'2" x 7'8" (3.72 x 2.35)
Guest Bedroom	8'10" x 8'2" (2.71 x 2.50)
Bathroom	7'4" x 6'7" (2.25 x 2.03)







Floor Plans



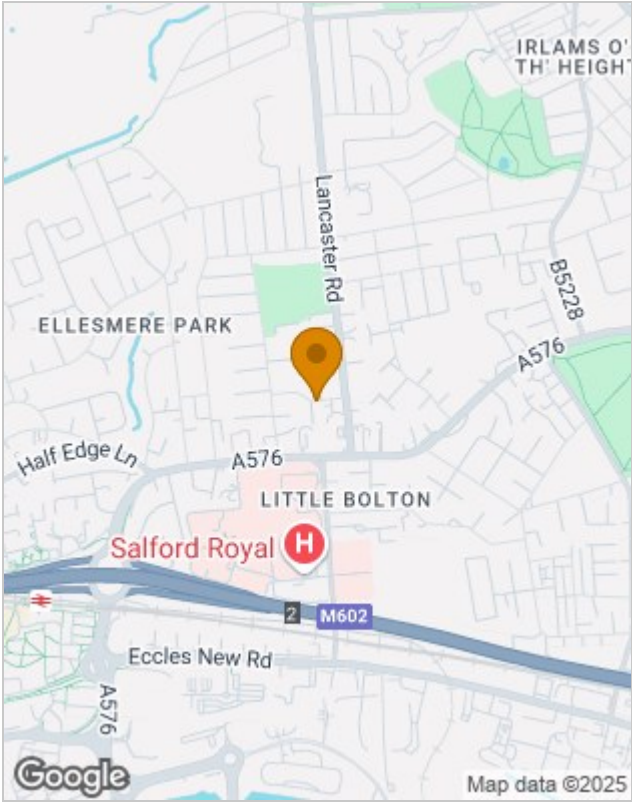
Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

