



HILLS

TWO DOUBLE BEDROOMS, 18FT FAMILY LOUNGE & PRIVATE SUN DRENCHED BALCONY! Presented to an EXCEPTIONAL STANDARD throughout is this SPACIOUS TOP FLOOR APARTMENT is ideally situated in a quiet and popular location close to excellent transport links, amenities and well-kept public parks. The property comes complete with an entrance hallway, TWO DOUBLE BEDROOMS, LARGE LOUNGE, bathroom and fitted kitchen that opens onto the sun drenched PRIVATE BALCONY. The block has well-kept communal hallways & gardens, secure intercom access and ample communal parking. If you are looking for your first home or potential investment this property would be perfect. For more information or to book your viewing contact the office today!

**Carrington House Moss Meadow Road
Salford, M6 8PJ**

Offers in Excess of £125,000

**0161 7074900
sales@hills.agency**

Hall

Ceiling light point, wall mounted radiator and camaro flooring.

Lounge 18' 3" x 10' 3" (5.56m x 3.12m)

A large family sized lounge complete with a double glazed window, inset spot lights and wall mounted radiator. Camaro flooring

Kitchen 9' 11" x 10' 11" (3.02m x 3.32m)

Fitted with a range of wall and base units with contrasting wood work surfaces and an integral sink and drainer unit. With space for an oven, large fridge freezer and washing machine. Double glazed window and inset lighting. A door opens onto the private balcony. Camaro flooring.

Bedroom One 14' 6" x 9' 9" (4.42m x 2.97m)

A large double bedroom complete with a double glazed window, ceiling light point and Camaro flooring.

Bedroom Two 7' 9" x 9' 9" (2.36m x 2.97m)

Double glazed window to the rear, inset lighting, wall mounted radiator.

Bathroom 5' 9" x 9' 10" (1.75m x 2.99m)

Fitted with a modern three piece suite including panelled bath, low level W.C and a pedestal hand wash basin. Double glazed window, ceiling light point, wall mounted radiator and tiled wall and floor. Access to a large storage cupboard.

Externally

The property is situated in a purpose built block with secure, intercom access for residents. The block has well-kept communal areas and gardens, with ample parking available for residents

Service & Management Charges

125 Year lease from brought paying £36 pcm for service and management charges.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Carrington House
Moss Meadow Road
SALFORD
M16 8PJ

Energy rating



Valid until
5 September 2023

Certificate number
0068-1074-7241-1737-5950

Property type

Top-floor flat

Total floor area

62 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

