



Melmerby Court, Eccles New Road

Salford

HILLS

In Excess of £165,000

Melmerby Court

Salford

Three Bedroom Apartment Within Walking Distance of Salford Quays & Media City! Benefitting from a modern kitchen and bathroom, with well kept communal areas and an on site gym for residents only!

Council Tax band: B

Tenure: Leasehold

- Spacious three bedroom apartment situated on the second floor of Melmerby Court
- Located on a Popular Residential Development and Within Walking Distance of Salford Quays & Media City
- Large lounge and separate kitchen
- Positioned on the second floor, overlooking trees and the gardens from the lounge
- Modern fitted three piece bathroom
- Secure, allocated parking, with auto-number plate recognition
- Safe and secure block with fob and intercom access
- Well-kept on-site gym and sauna included
- Perfectly located, with bus routes into Manchester a stones throw away and close to Langworthy Tram Stop
- Well-kept communal gardens for the residents to enjoy



Entrance Hallway

Ceiling light points and access to a useful storage cupboard.
Carpeted flooring.

Lounge

16' 7" x 13' 8" (5.06m x 4.17m)

Spacious and well-presented lounge that benefits from three windows, ceiling light point, wall mounted radiator and carpeted flooring. Ample space for a small dining table.

Kitchen

14' 7" x 7' 9" (4.45m x 2.36m)

Fitted with a modern range of wall and base units with complementary work surfaces with an integrated sink and drainer unit. Integrated oven, hob and extractor. With space for a large fridge/freezer, washing machine and dishwasher. Ceiling light point, part tiled walls and tiled floor. Double glazed window and boiler.

Bedroom One

13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed window, ceiling light point and a wall mounted radiator. Carpeted flooring.

Bedroom Two

11' 4" x 7' 7" (3.45m x 2.31m)

Double glazed window, ceiling light point and a wall mounted radiator. Carpeted flooring.

Bedroom Three

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window, ceiling light point and a wall mounted radiator. Carpeted flooring.

Bathroom

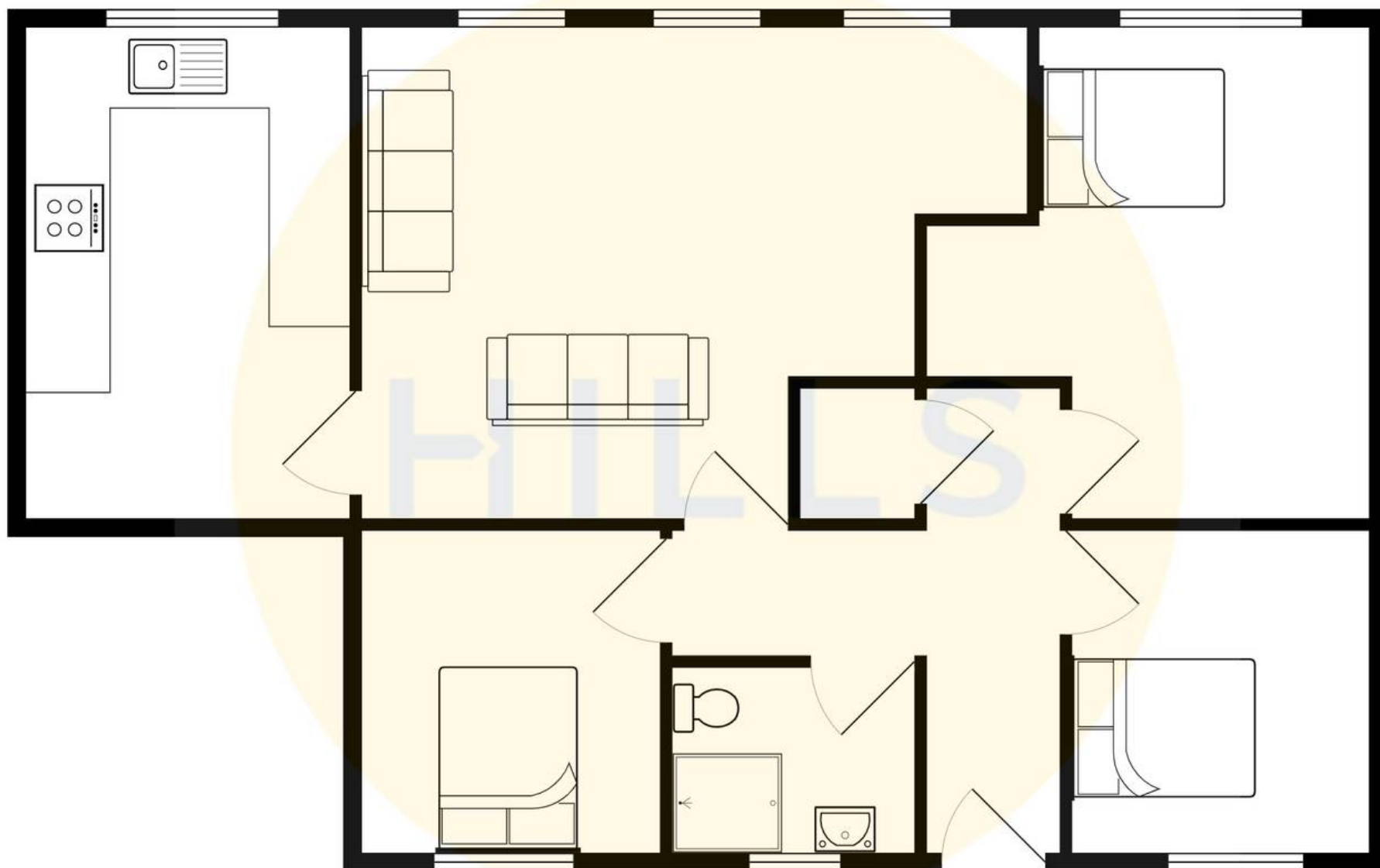
7' 3" x 5' 5" (2.21m x 1.65m)

Fitted with a modern three piece suite including a bath with shower over, low level W.C and hand wash basin set in vanity unit. Double glazed window. Heated chrome towel rail and inset lighting. Extractor and a wall mounted radiator.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.