hyde
Estate & Letting Agents

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Flat 24 Milton Court, Bury Old Road
Salford M7 4QX

£169,950

Hyde Estates are pleased to present this two bedroom, top floor apartment for sale. The property features spacious living accommodation throughout plus modern kitchen and bathroom suites. Offered with no onward chain, the apartment also benefits from a fabulous balcony with green aspect and communal residents parking.

Set amongst tended communal gardens on Bury Old Road, Salford with commuters benefitting from excellent public transport links to both Manchester City Centre and Bury town centre via frequent bus services. Local amenities include; excellent schools, places of worship, Heaton Park and grocery stores.

Accommodation
Communal hallway servicing six apartments. Accommodation briefly comprises; hallway opening to all rooms with multiple storage cupboards, generous living room with space for both lounge and dining furniture plus french door accessing balcony. The eat in kitchen is fitted with a modern range of wall and base units with marble effect work surfaces and breakfast bar. Fitted sink unit with mixer tap, integrated electric oven and hob with extractor and space for a washing machine and fridge freezer. Two double bedrooms, contemporary bathroom suite of washbasin with storage drawers and bath with overhead shower, tiled splash backs and frosted window with separate wc to match.

Room Measurements
Living Room: 17'5" x 12'9"
Eat in Kitchen: 11'3" x 8'3"
Bedroom 1: 14'2" x 11'4"
Bedroom 2: 11'8" x 8'4"
Bathroom 6'2" x 5'7" plus door recess

Gardens
Tended communal gardens.

Parking
Residents parking available.

Additional Information
Benefitting intercom door entry system, electric wall mounted heaters and uPVC double glazing.

Service Charge
We understand from the Vendor that each flat pays £110 per month.

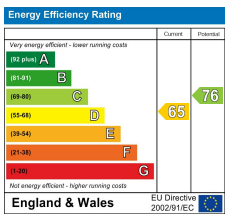
Tenure
We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in 1970. Annual ground rent of £15.

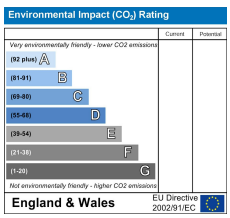
Council Tax
Salford Council, Band B.

Fixtures & Fittings
Carpets, curtains, and light fittings available by negotiation. Hyde Estate & Letting Agents have not tested any appliances or electrical items.

Viewing
All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.





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