



WALKER HOUSE 6 ELMIRA WAY SALFORD, M5 3DU

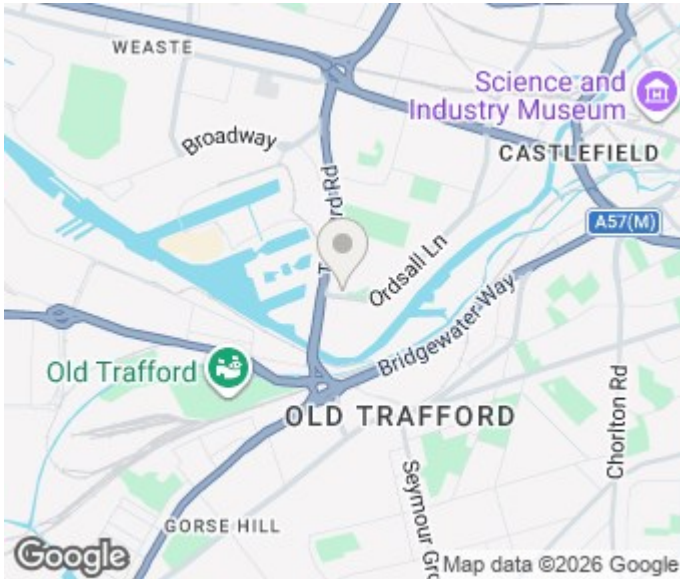
£1,200 PCM

Welcome to this charming first-floor apartment located on Elmira Way in the vibrant area of Salford. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even professionals seeking a comfortable living space.

As you enter the apartment, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The apartment features two modern bathrooms, providing convenience and privacy for all residents. This is particularly advantageous for busy mornings or when hosting visitors.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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