



# Tarleton House, Moss Meadow Road

Salford



Offers in Region of **£160,000**

# Tarleton House

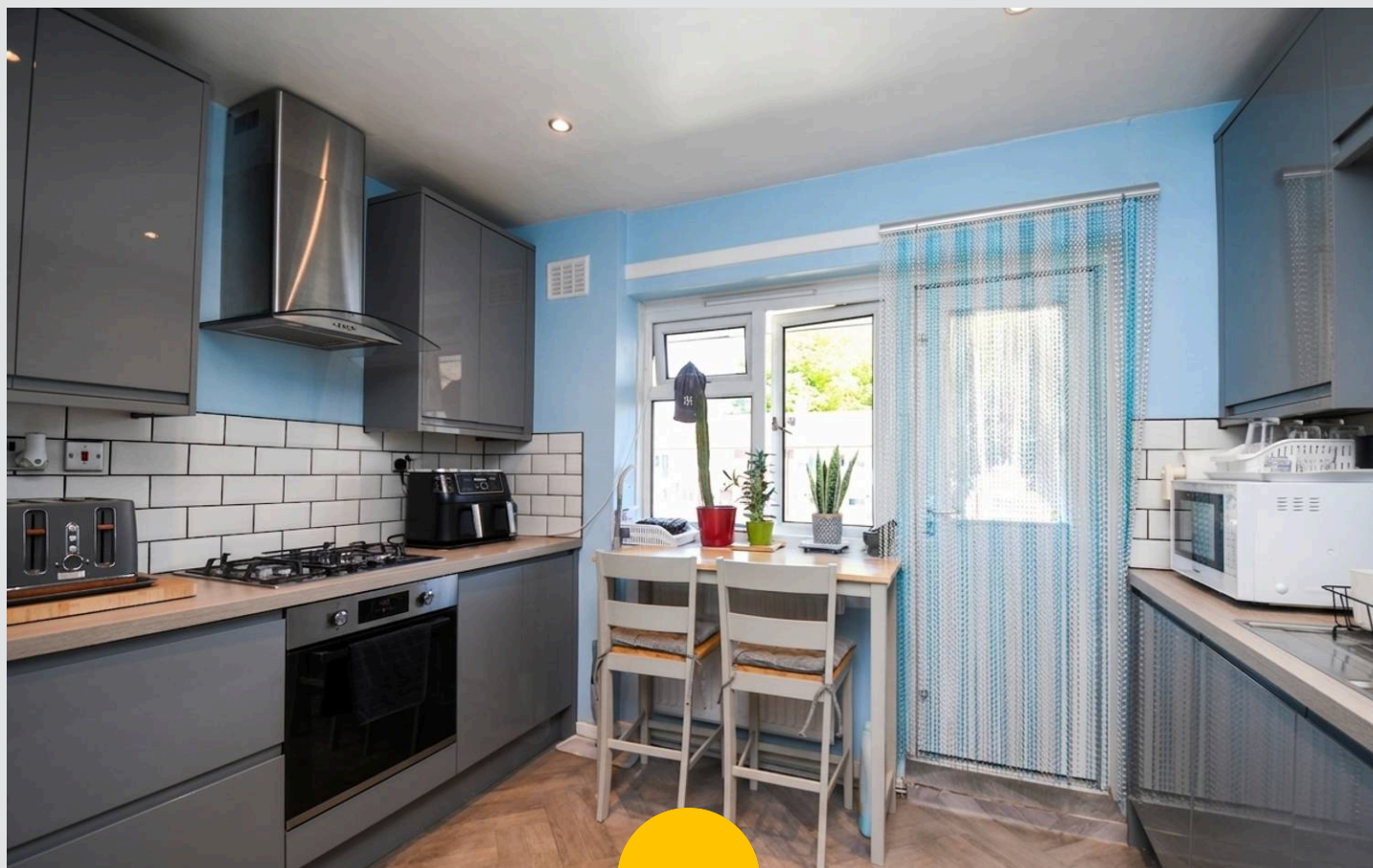
Salford

Three Double Bedroom, Second Floor Apartment complete with a modern fitted kitchen and balcony! Within Walking Distance of Salford Royal Hospital, Several Well-Kept Parks and Close to Transport Links!

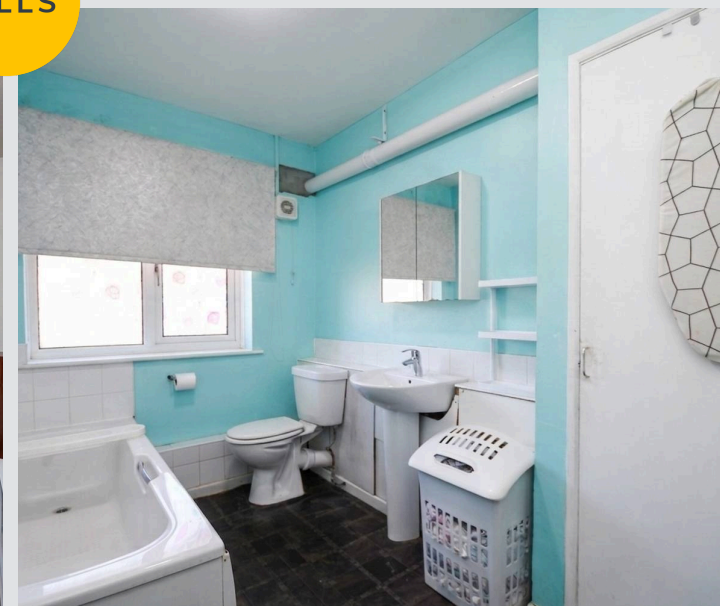
Council Tax band: A

Tenure: Leasehold

- Spacious, three bedroom apartment situated on the second floor
- Generous family lounge
- Modern fitted kitchen with access to a balcony
- Three-piece bathroom suite
- Three double bedrooms
- Well presented communal areas and communal gardens
- Within walking distance of Salford Royal Hospital and several well kept parks
- Great first time buy or investment!
- Early viewing is advised



HILLS



**Entrance Hallway**

20' 9" x 4' 6" (6.33m x 1.38m)

**Lounge**

11' 11" x 19' 3" (3.62m x 5.86m)

**Kitchen**

11' 5" x 10' 11" (3.48m x 3.34m)

**Balcony**

4' 1" x 18' 10" (1.25m x 5.73m)

**Bathroom**

11' 10" x 7' 0" (3.61m x 2.13m)

**Bedroom One**

10' 9" x 14' 4" (3.28m x 4.36m)

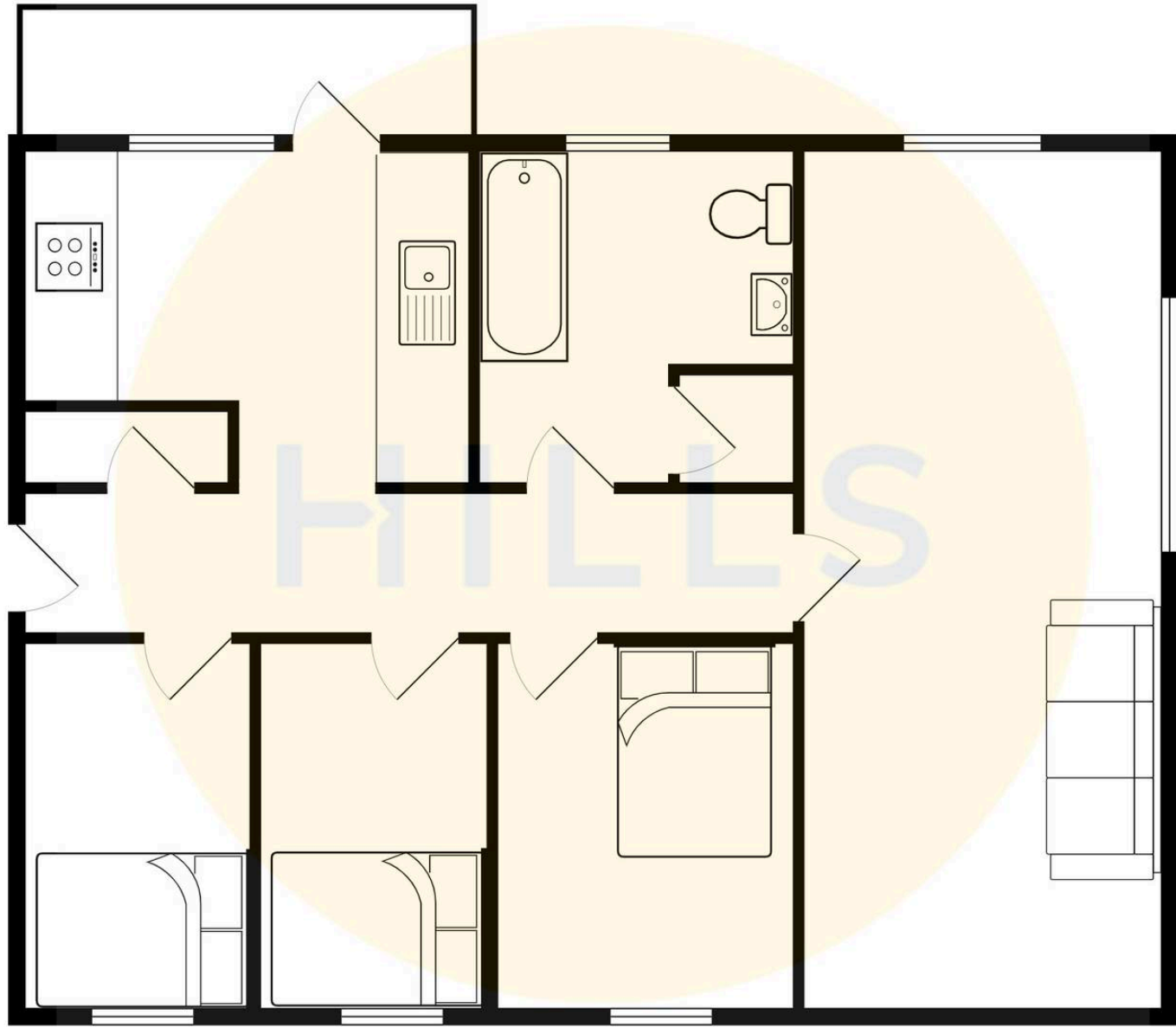
**Bedroom Two**

10' 7" x 7' 10" (3.23m x 2.38m)

**Bedroom Three**

10' 8" x 8' 2" (3.25m x 2.48m)







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.