



Langworthy Road

Salford



In Excess of £180,000

Langworthy Road

Salford

***WITHIN WALKING DISTANCE OF SALFORD QUAYS & MEDIA CITY, is this stunning chain free two double bedroom apartment, situated on the third floor and benefitting from lift access ***

Council Tax band: B

Tenure: Leasehold

- Stunning chain free, third floor, two double bedroom apartment
- Modern open plan lounge, kitchen diner
- Benefitting from lift access
- Close to Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Within Walking Distance of Salford Quays & Media City
- Two double bedrooms
- Modern three-piece bathroom suite
- Secure carpark to the rear
- Early viewing is advised!
- Perfect first time buy or investment!



Entrance Hallway

12' 0" x 11' 7" (3.66m x 3.54m)

Lounge/Kitchen

9' 5" x 22' 11" (2.86m x 6.99m)

Bedroom One

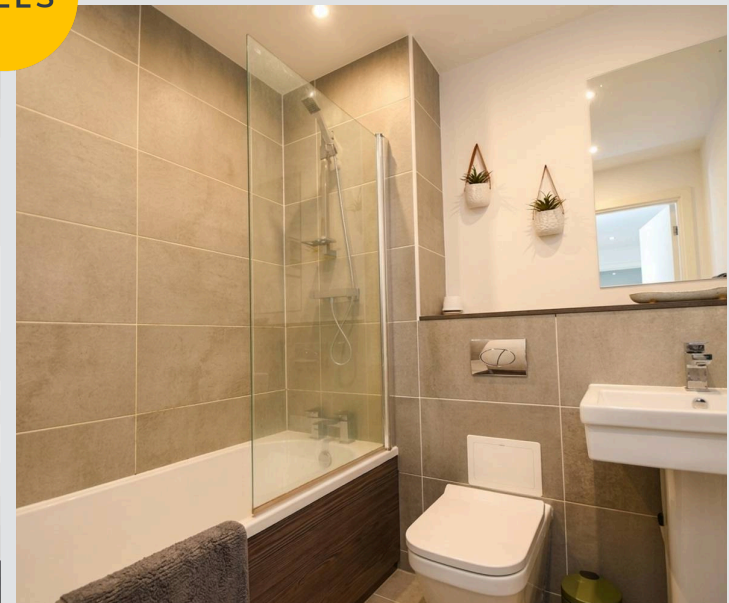
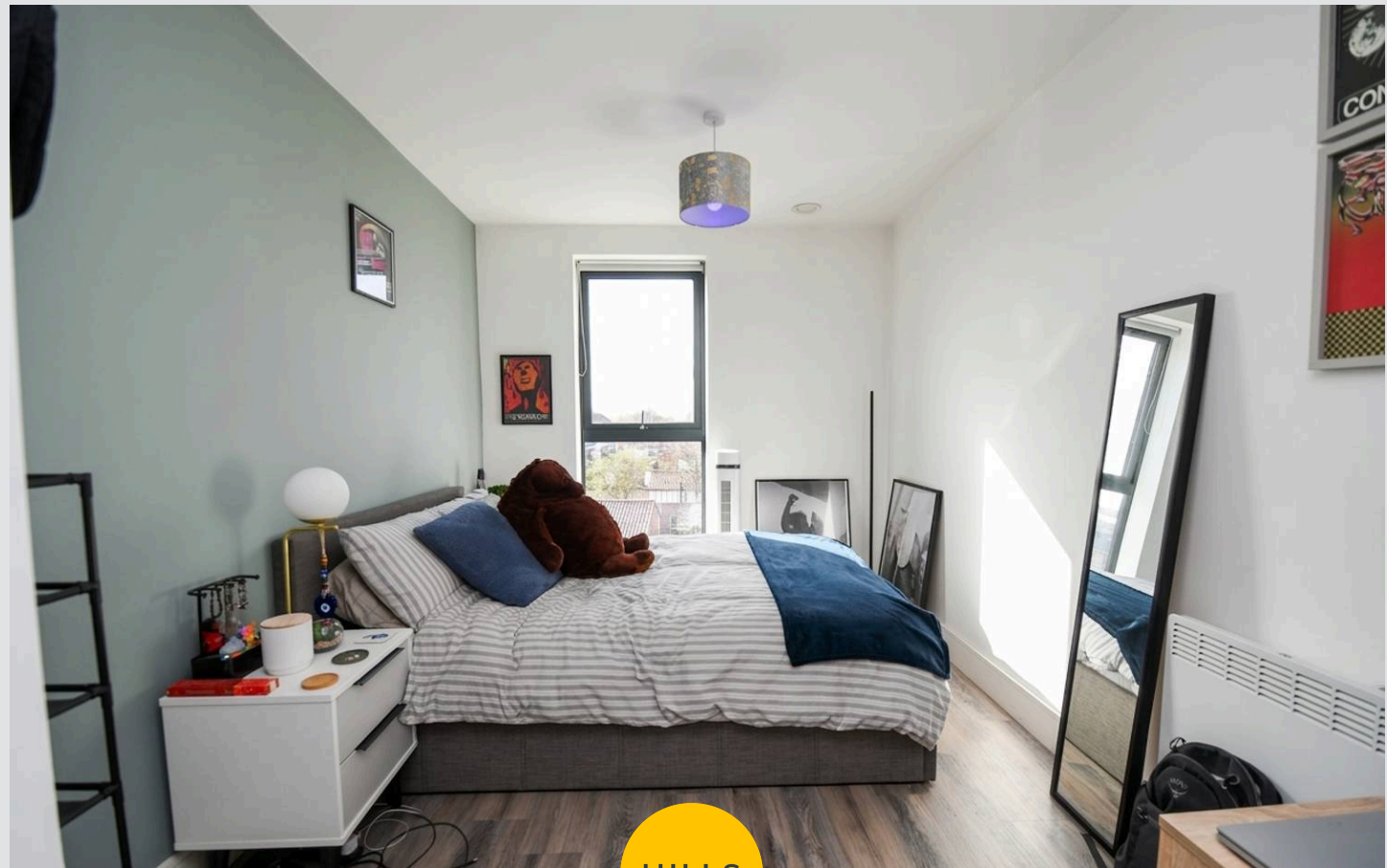
15' 6" x 8' 6" (4.73m x 2.59m)

Bedroom Two

15' 5" x 8' 6" (4.69m x 2.59m)

Bathroom

7' 1" x 7' 0" (2.17m x 2.14m)







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.