



Walker House, Elmira Way

Salford



In Excess of £180,000

Walker House

Salford

WOW! Take a look at this **STYLISH** two bedroom apartment, located just a short walk from Salford Quays & Media City. Featuring a modern fitted kitchen, three-piece bathroom and an ensuite shower room to the main bedroom

Council Tax band: B

Tenure: Leasehold

- Stylish Two Bedroom Apartment Situated Just a Short Walk from Salford Quays & Media City
- Benefits from Parking
- Open Plan Living, Kitchen and Dining Room, Complete with a Juliette Balcony
- Two Double Bedrooms, with an Ensuite Shower Room to the Main Bedroom
- Modern Fitted Kitchen (Less than a Year Old) and a Three-Piece Bathroom
- Close to a Range of Bars, Shops and Restaurants
- Just a Short Walk from Exchange Quay Tram Stop, which Provides Direct Access into Manchester City Centre
- Ideal First Time Home or Investment
- Benefits from a Communal Lift, Electric Gates and Secure Intercom Access
- Amazing View of the City Centre, Viewing is Highly Recommended!



Entrance Hallway

Featuring spotlights, electric radiator. Fitted with laminate flooring.

Kitchen/diner

22' 2" x 14' 10" (6.76m x 4.52m)

Featuring modern fitted units with integral hob. Complete with ceiling spotlights, double glazed windows and electric radiator. Fitted with laminate flooring.

Bedroom One

15' 1" x 8' 6" (4.59m x 2.60m)

Featuring spotlights, double glazed window, electric radiator. Fitted with carpet flooring.

Bedroom Two

15' 2" x 9' 6" (4.62m x 2.89m)

Featuring spotlights, two double glazed windows, electric radiator. Fitted with carpet flooring.

Bathroom

11' 8" x 6' 8" (3.56m x 2.03m)

Featuring three piece suite including bath with a shower overhead, hand wash basin, w/c. Fitted with part tiled walls, vinyl flooring.

Ensuite

5' 3" x 5' 3" (1.61m x 1.60m)

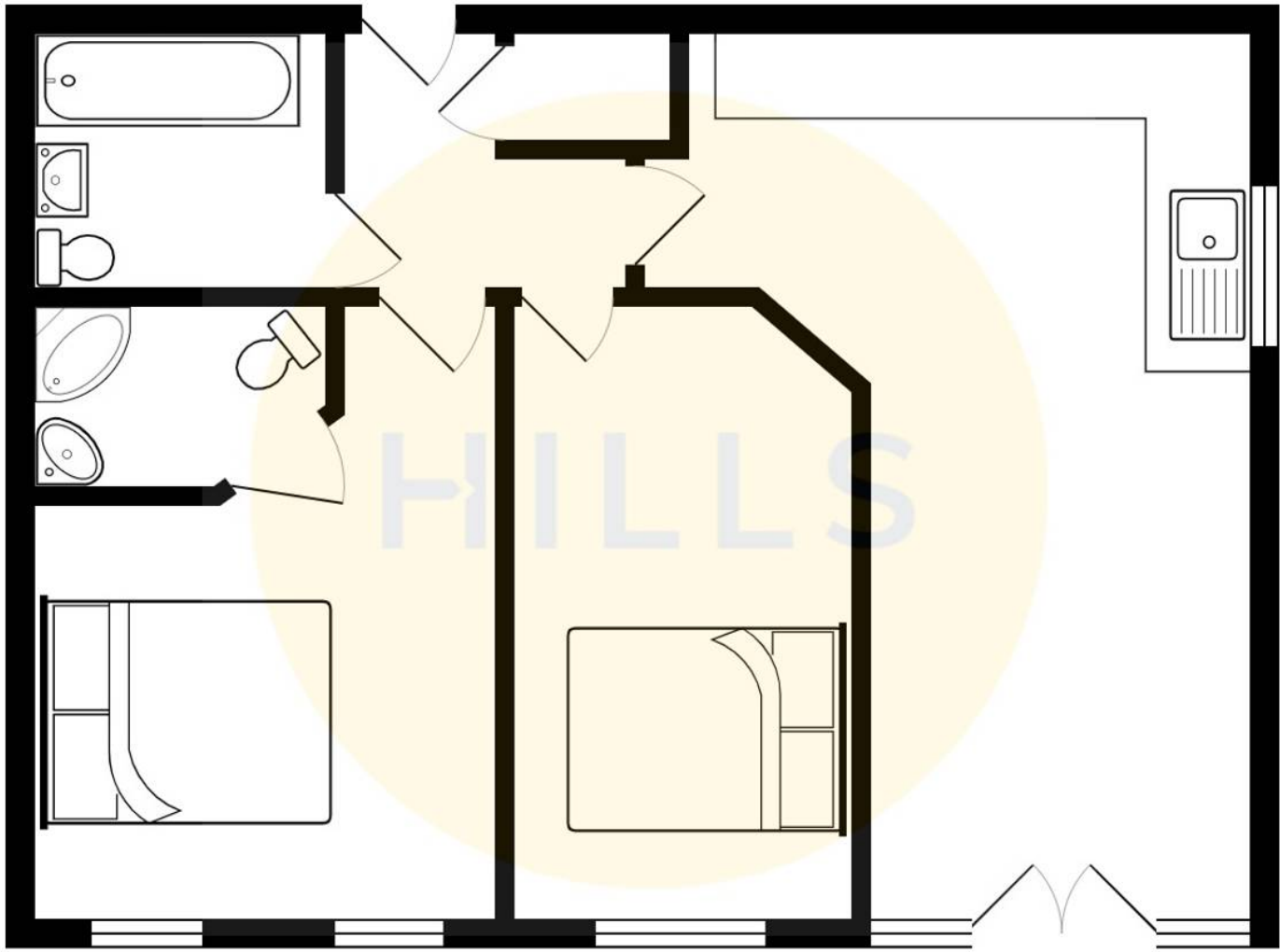
Featuring three piece suite including, shower, hand wash basin, w/c. Complete with spotlights. Fitted with vinyl flooring.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.