



Squires Court, Canterbury Gardens

Salford

HILLS

Offers Over £110,000

# Squires Court

Salford

**\*\*NO VENDOR CHAIN AND A LONG LEASE!\*\*** Located on the popular Canterbury Gardens development the property offers great room sizes, beautiful communal gardens and close access to Ladywell Tram Stop!

Council Tax band: A

Tenure: Leasehold

- Spacious Two Bedroom Apartment
- Located on the Popular Canterbury Gardens Development
- Facing Ladywell Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Fitted Kitchen and a Three-Piece Bathroom
- Large Lounge Diner
- Two Double Bedrooms
- Well-Maintained Communal Gardens
- Benefits from Communal Parking and Secure Intercom Access
- Ideal First Time Home or Investment - Viewing is Highly Recommended!



## **Entrance Hallway**

Featuring ceiling light point. Fitted with carpet flooring.

## **Lounge/Diner**

13' 10" x 11' 11" (4.22m x 3.62m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

## **Kitchen**

9' 6" x 7' 11" (2.89m x 2.41m)

Featuring complementary fitted units with integral hob and oven. Complete with ceiling light point, double glazed window. Fitted with cushioned flooring.

## **Bedroom One**

13' 0" x 9' 6" (3.95m x 2.89m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

## **Bedroom Two**

11' 5" x 10' 11" (3.48m x 3.32m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

## **Bathroom**

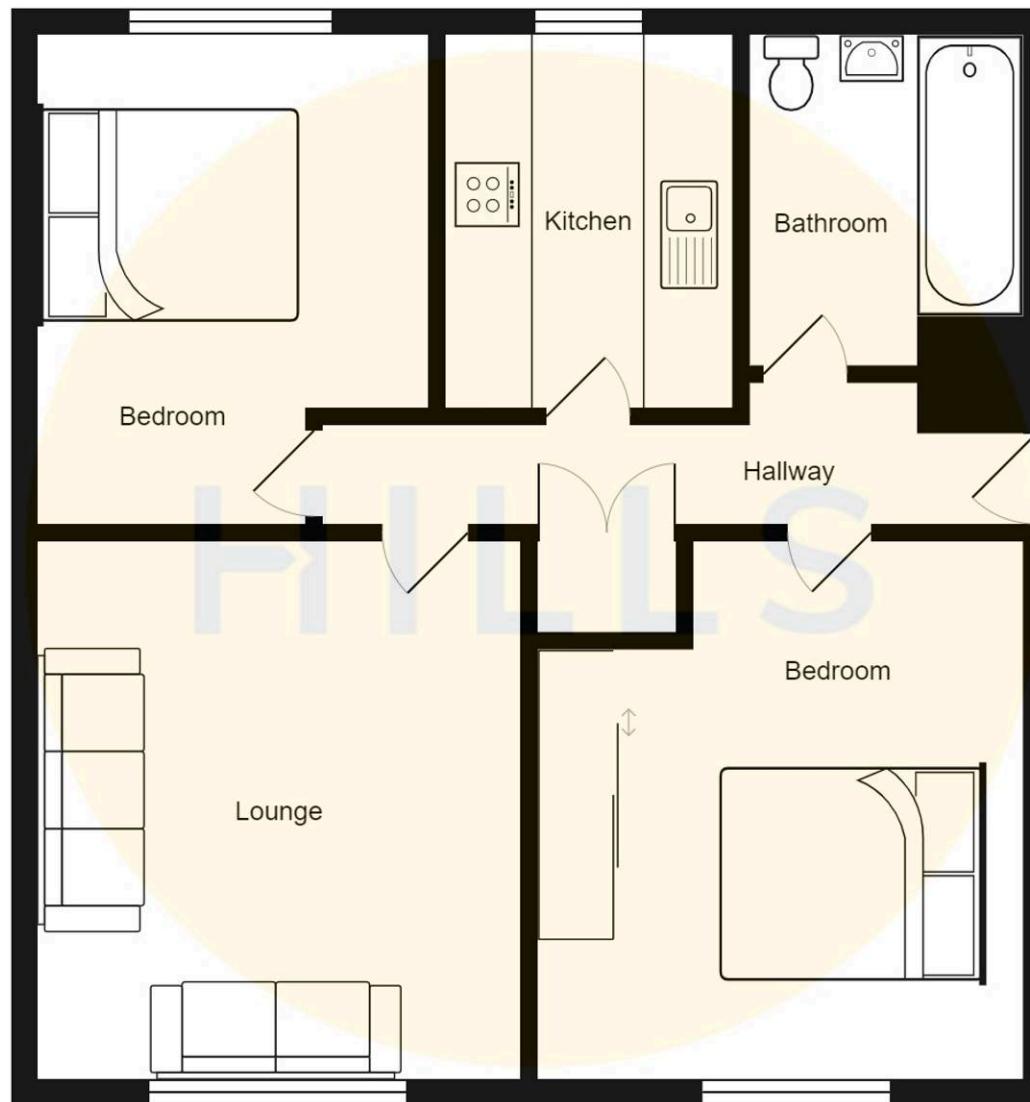
7' 0" x 6' 11" (2.13m x 2.12m)

Featuring three piece suite including bath with a shower overhead, hand wash basin, w/c. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with vinyl flooring.

## **External**

The property has well - kept communal gardens, communal parking, and secure intercom access.







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## Hills | Salfords Estate Agent

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Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

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