



# Hyndman Court Sheader Drive

Salford



£130,000

# Hyndman Court

Salford

Take a look at this lovely, two bedroom apartment, located on a well-maintained development on Sheader Drive! With beautifully presented communal gardens and just a short walk from Weaste tram stop, this would be a great first time home or investment!

Council Tax band: A

Tenure: Leasehold

- Lovely Two Bedroom Apartment
- Situated on a Well-Maintained, Purpose Built Development
- Two Generously Sized Bedrooms
- Modern Three-Piece Shower Room
- Charming Fitted Kitchen
- Beautifully Presented Communal Gardens, with the Added Benefit of Communal Parking and Secure Intercom Access
- Just a Short Walk from Weaste Tram Stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Early Viewing is Essential!



### Hallway

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge / Diner

18' 8" x 9' 11" (5.69m x 3.03m)

Complete with two ceiling light points, three double glazed windows and two wall mounted radiators. Fitted with carpet flooring.

### Kitchen

8' 5" x 6' 3" (2.56m x 1.91m)

Featuring complementary fitted units with integral hob and oven. Space for a washer and fridge freezer.

### Shower Room

6' 6" x 6' 2" (1.98m x 1.87m)

Featuring a three piece suite including shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, uPVC cladded walls and cushioned flooring.

### Bedroom One

14' 2" x 8' 8" (4.33m x 2.64m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

14' 2" x 5' 11" (4.32m x 1.81m)

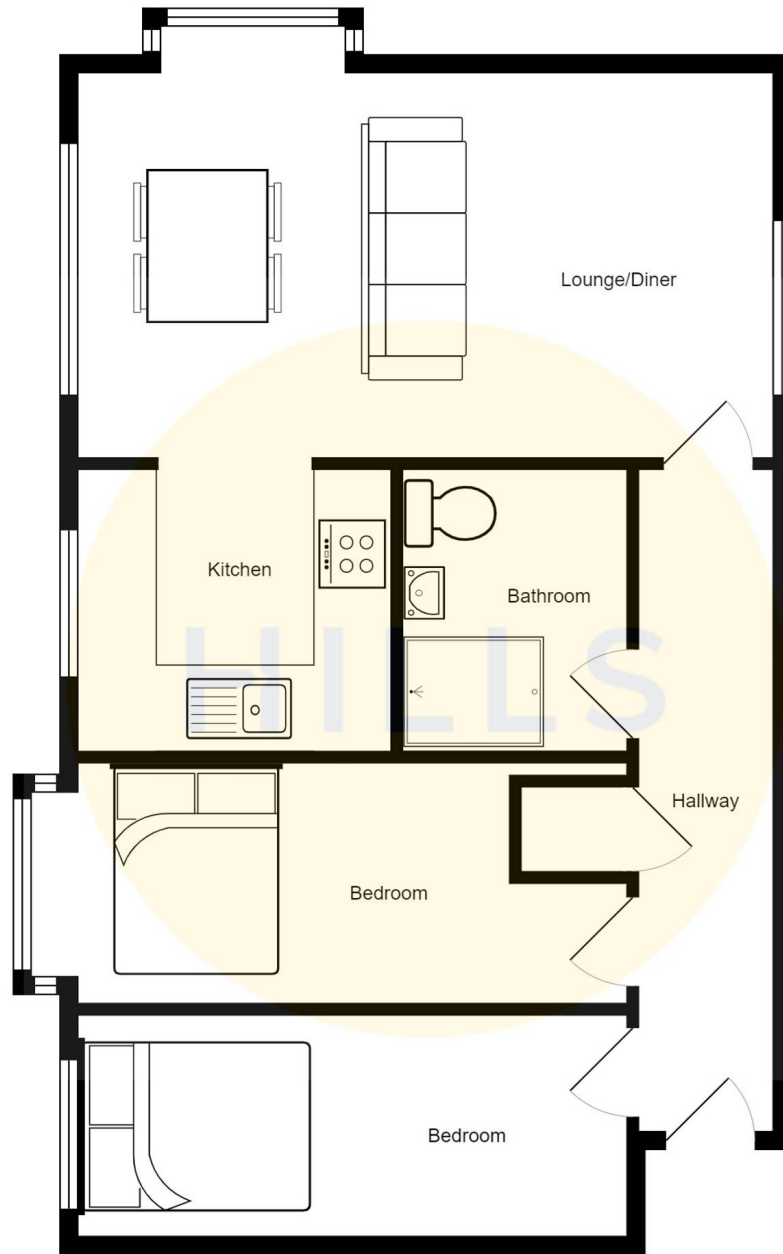
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Storage Cupboard

### External

Complete with communal parking and intercom access.







## 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/)



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.