



# Friars Court Canterbury Gardens

Salford



In Excess of £125,000



# Friars Court

Canterbury Gardens, Salford

**\*\*NOT TO BE MISSED\*\*** Just a stone's throw from Ladywell tram stop, with direct access into Salford Quays, Media City and the City Centre is this **BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT!**

Council Tax band: A

Tenure: Leasehold

- Two Double Bedroom Apartment
- Located in a Popular, Purpose-Built Development
- Just a Stone's Throw from Ladywell Tram Stop, with Direct Access into Salford Quays, Media City and Manchester City Centre
- Two Generous Double Bedrooms
- Modern Fitted Kitchen and a Contemporary, Three-Piece Shower Room
- Well-Maintained Block, with Updated Communal Spaces and Well-Presented Communal Gardens
- Benefits from Communal Parking
- Ideal First Time Home or Investment
- Early Viewing is Essential!



**Hall**

Ceiling light point, wall mounted radiator, power point and telecom.

**Lounge**

14' 1" x 12' 2" (4.30m x 3.70m)

Ceiling light point, two double glazed windows, wall mounted radiator and power points.

**Kitchen**

9' 10" x 7' 10" (3.00m x 2.40m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven and hob with space for a under counter fridge freezer and washer. Ceiling light point, double glazed window and power points.

**Bedroom One**

13' 5" x 9' 10" (4.10m x 3.00m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

**Bedroom Two**

11' 10" x 10' 10" (3.60m x 3.30m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

**Bathroom**

7' 3" x 6' 7" (2.20m x 2.00m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling spotlights, double glazed window and wall mounted radiator.



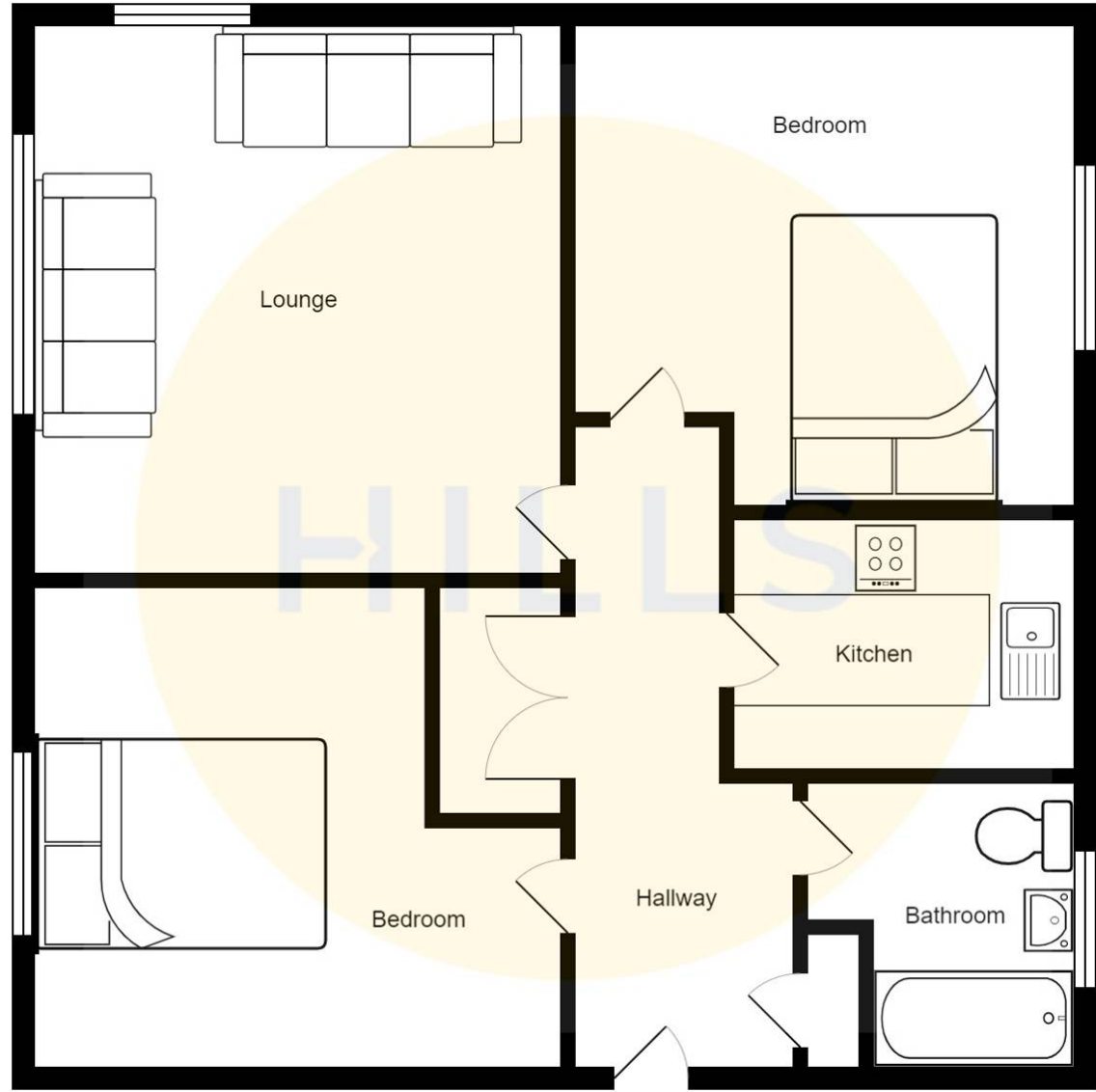




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Lounge

Bedroom

Kitchen

Bedroom

Hallway

Bathroom





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