



Heathfields, Lancaster Road

Salford



In Excess of £150,000

Heathfields, Lancaster Road

Salford, Salford

****WITHIN WALKING DISTANCE OF SALFORD ROYAL HOSPITAL**** Take a look at this **IMMACULATELY PRESENTED**, two bedroom first floor apartment! Boasting spacious rooms and a popular location! Council Tax band: B

Tenure: Leasehold

- Immaculately Presented, Two Bedroom Apartment
- Located on the First Floor
- Spacious Lounge Diner
- Two Generously-Sized Bedrooms
- Stylish Three-Piece Shower Room
- Just a Short Walk from Salford Royal Hospital
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

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

Lounge / Diner

16' 0" x 12' 5" (4.88m x 3.79m)

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

Kitchen

9' 3" x 8' 6" (2.82m x 2.60m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine. Complete with a ceiling light point, double glazed window and cushioned flooring.

Bedroom One

12' 10" x 9' 3" (3.92m x 2.83m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

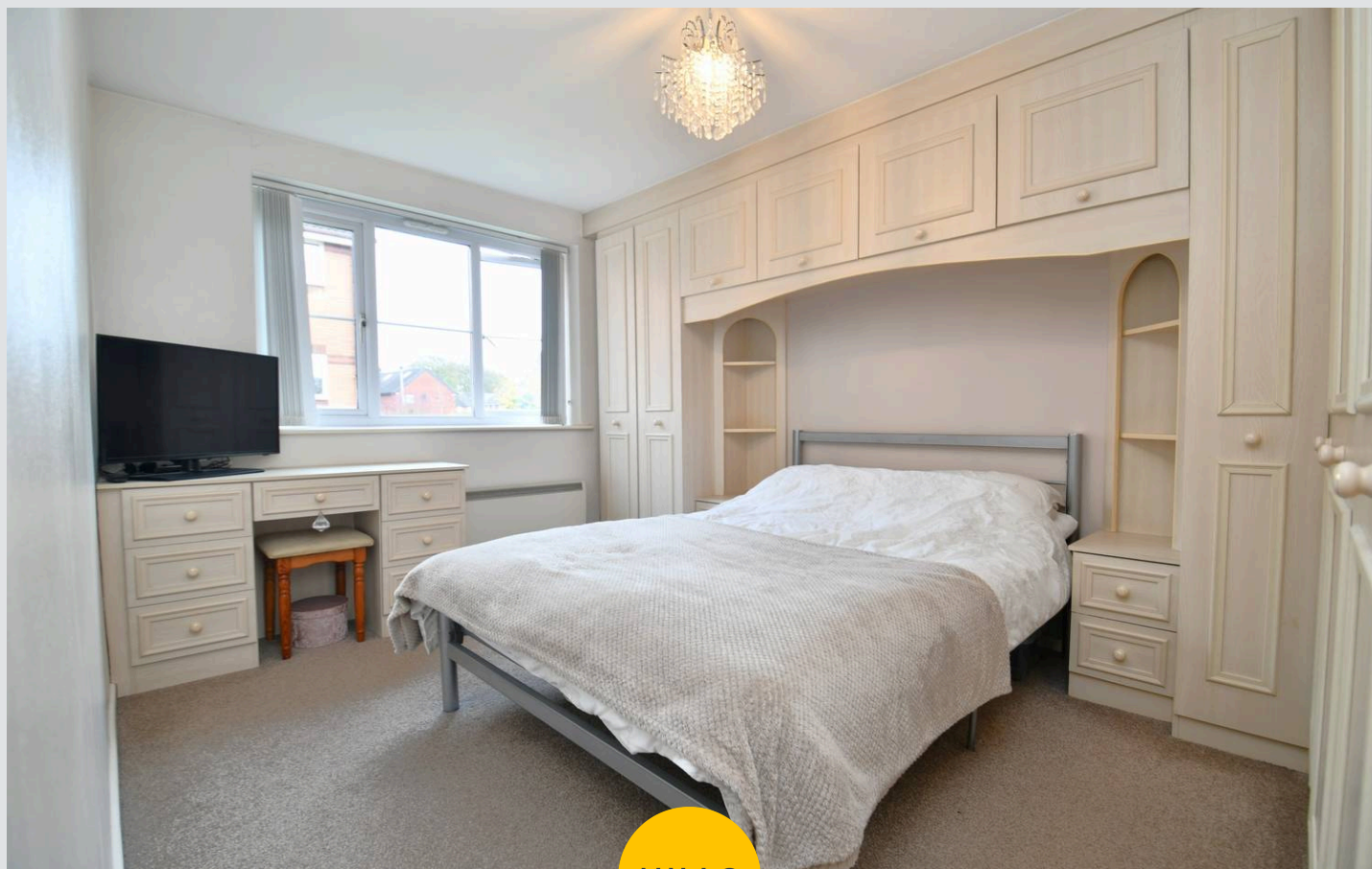
Bedroom Two

8' 11" x 7' 6" (2.73m x 2.28m)

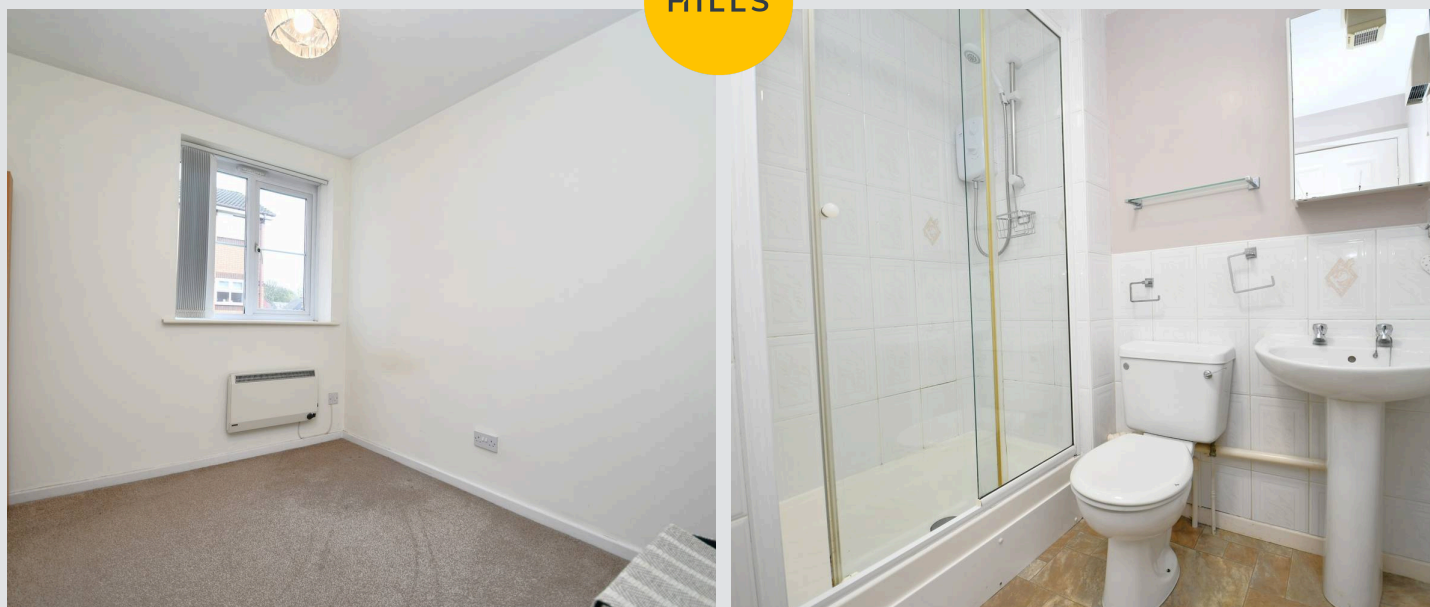
Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

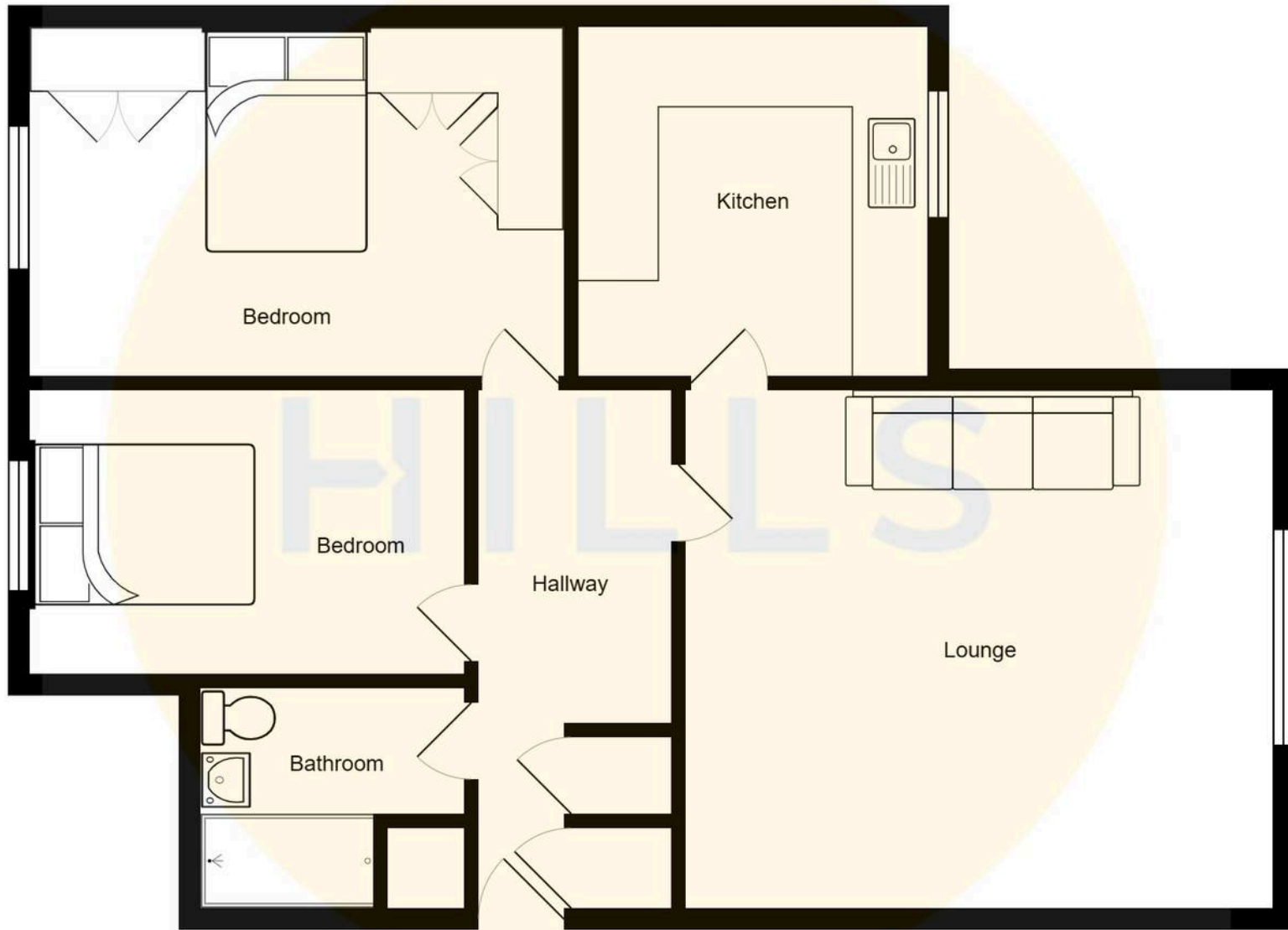
Bathroom

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