



# Squires Court, Canterbury Gardens

Salford



£130,000

# Squires Court

Salford

**\*\*Includes Lease Extension\*\*** This **STYLISH** two bedroom apartment is located on the popular Canterbury Gardens, just a stone's throw from Ladywell Tram Stop!  
Council Tax band: A

Tenure: Leasehold

- Stylish Two Bedroom Apartment
- Benefitting from a Lease Extension
- Located on the Popular Canterbury Gardens Development
- Just a Stone's Throw from Ladywell Tram Stop, with Direct Access into Salford Quays, Media City and Manchester City Centre
- Two Double Bedrooms
- Stylish Fitted Kitchen
- Modern Three-Piece Shower Room
- Well-Maintained Communal Gardens
- Communal Parking
- Within Easy Access of Amenities - Early Viewing is Advised!



HILLS



### Entrance Hallway

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

### Lounge / Diner

13' 11" x 12' 4" (4.24m x 3.77m)

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

### Kitchen

9' 11" x 7' 11" (3.03m x 2.41m)

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

### Bedroom One

12' 1" x 11' 0" (3.68m x 3.35m)

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

### Bedroom Two

13' 5" x 8' 1" (4.10m x 2.47m)

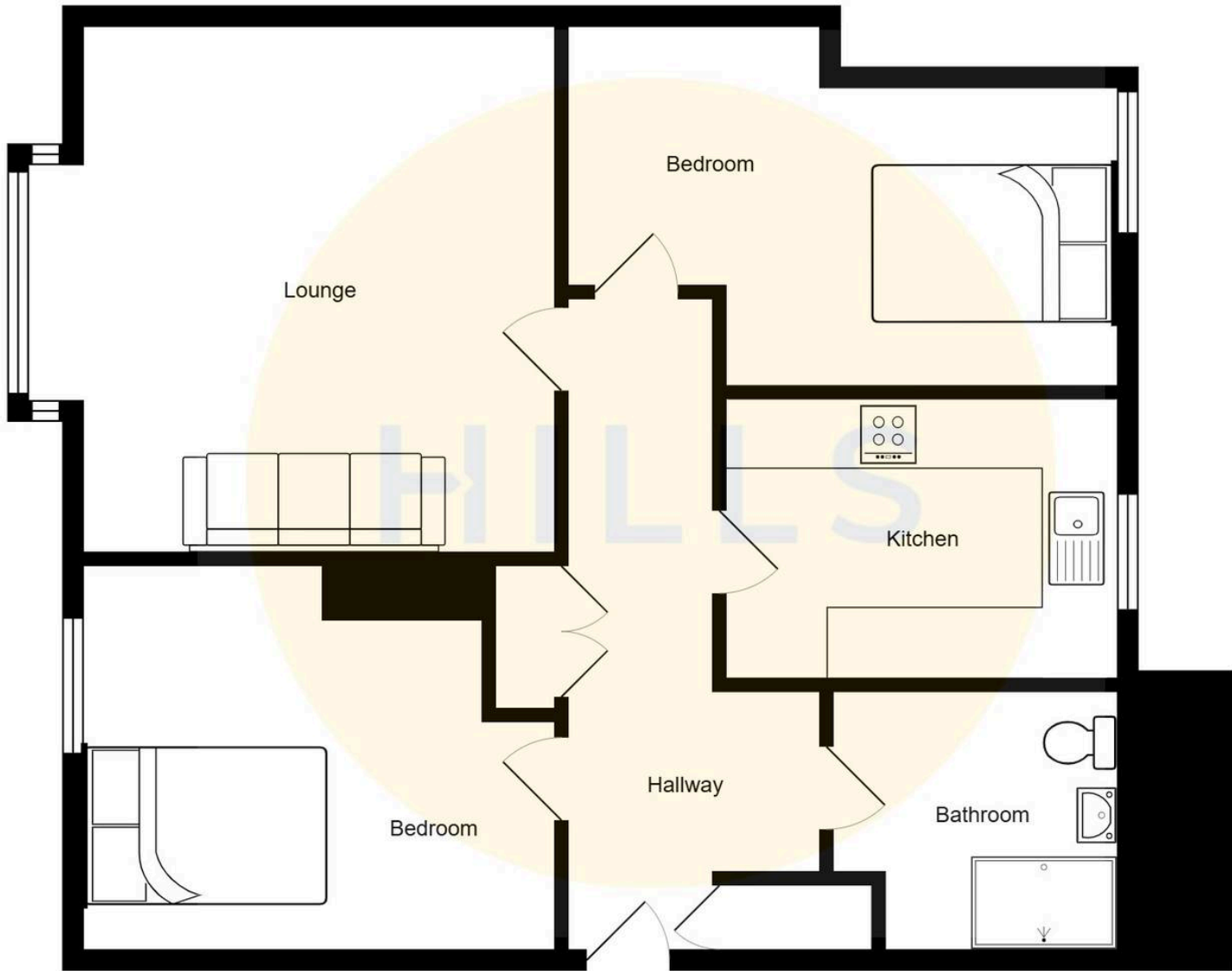
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Shower Room

7' 2" x 6' 10" (2.18m x 2.09m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and cushioned flooring.







## Hills | Salfords Estate Agent

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