



Sheader Drive, Salford, M5 5BU
Offers Over £90,000



***** INVESTORS *** FIRST TIME BUYERS *** EXCELLENT POTENTIAL *****

Wileman Court is a hugely popular development and chosen by many as one of the preferred developments within the Salford 5 area. Here you will find that location is key, there are several transport links to choose from including, trams directly opposite, buses and major car routes including the A6 and the M602 and not too far away you can be in the ever trendy Salford Quays and then on to the buzz of Manchester City Centre. You also have outdoor playing fields nearby such as Buile Hill Park and the renowned Salford Royal Hospital close at hand. Briefly throughout the property you have an entrance hallway, a spacious living / dining room, a smaller but perfectly usable kitchen space, two double bedrooms and a bathroom along with off road parking and secure entry to the development. Although in need of modernisation throughout this will make for an excellent investment or first time purchase, especially being moments away from the Quays and close enough to neighbouring areas such as Eccles, Salford 6 and Monton, puts this in an ideal location and makes this a seriously great buy!



External

To the rear of the property are the private parking spaces.
To the side of the property are the communal gardens.

Entrance Hallway

Blue carpet. Storage cupboards / small cloakroom with an alarm panel, an Intercom and power points. Radiator.

Lounge / Dining Room 9'10" x 18'4" (3.00 x 5.6)

Tri-aspect UPVC windows to the front, side & rear of the room with dark blue carpet. Power points, TV & telephone points and a radiator.

Kitchen 6'2" x 8'10" (1.9 x 2.7)

UPVC window to the side aspect. Light green floor standing and wall mounted cupboards with a white / grey work surface and a stainless-steel sink & drainer and white / cream lino flooring. Integrated cooker with extractor hood, gas hob & electric oven, Appliance space for washing machine, fridge & freezer and dryer.

Bedroom One 8'6" x 14'1" (2.6 x 4.3)

UPVC window to the rear aspect and a cream carpet. Power points and a radiator.

Bedroom Two 5'10" x 14'1" (1.8 x 4.3)

UPVC window to the rear aspect with a dark blue carpet. Radiator, Power points & telephone point.

Bathroom 6'2" x 6'2" (1.9 x 1.9)

Partially tiled walls with a patterned green carpet. Bathroom suite with electric shower over the bath. Expelair and shaver point.





