



HILLS

Take a look at this **TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT** on the popular Melmerby Court, Salford. Externally the property sits in well-kept communal gardens and benefits from a secure fob entry system for residents and comes with own parking space. This **SPACIOUS** ground floor flat is ideally located close to **EXCELLENT** network links such as M60, M602, is within easy access into Manchester City Centre, Salford Quays and Media City and would be **IDEAL** for an investment or first home! The properties comprises from an entrance hallway, fitted kitchen, **NEWLY FITTED BATHROOM**, **TWO DOUBLE BEDROOMS** and a lounge/ diner overlooking gardens. For more information or to book your viewing contact the office today!

**Melmerby Court Eccles New Road
Salford, M5 4UG**

£130,000

**0161 7074900
sales@hills.agency**

Lounge/Diner 14' 1" x 17' 1" (4.288m x 5.198m)

Two double glazed window, two ceiling light points, wall mounted radiator and laminate floor.

Kitchen 10' 11" x 7' 3" (3.327m x 2.206m)

Fitted with a range of wall and base units with complimentary worktops, an integrated hob and oven. With space washing machine, dryer and fridge freezer. Ceiling light point, tiled flooring and part wall.

Bedroom One 13' 10" x 8' 11" (4.218m x 2.706m)

Double glazed window, ceiling light point, wall mounted radiator and laminate floor

Bedroom Two 11' 0" x 8' 11" (3.345m x 2.718m)

Double glazed window, ceiling light point, wall mounted radiator and laminate floor.

Bathroom 8' 6" x 5' 8" (2.588m x 1.728m)

Three piece bathroom complete with a bath with shower over, low level W.C and hand wash basin. Ceiling light point, double glazed window tiled walls and tiled flooring.

Externally

Access to communal gym, secure parking and well kept gardens.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Midmerby Court
Eccles New Road
SALFORD
M15 4UG

Energy rating



Valid until
7 August 2028

Certificate number
8108-7884-0629-1007-7863

Property type

Ground-floor flat

Total floor area

60 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

