



**HILLS**

**STOP! Take a look at this TWO DOUBLE BEDROOM APARTMENT in EXCEPTIONAL INTERNAL CONDITION and ideally located close to Salford Royal Hospital and exceptional transport links into SALFORD QUAYS, MEDIACITYUK & MANCHESTER CITY CENTRE! This SPACIOUS PROPERTY benefits from an EXTENDED LEASE OF 190 YEARS, MODERN FITTED KITCHEN & BATHROOM, LARGE FAMILY SIZED LOUNGE and AMPLE COMMUNAL PARKING. This superb home comes fully gas central heated and double glazed throughout. The property would make a terrific first home or potential investment and is situated in such a great and accessible location. For more information or to arrange your viewing contact the office today!**

**Friars Court Canterbury Gardens  
Salford, M5 5AH**

**Offers in Excess of £115,000**

**0161 7074900  
sales@hills.agency**



**Entrance Hallway**

Ceiling light point, wall mounted radiator and a luxury vinyl flooring. uPVC front door.

**Lounge 13' 10" x 11' 11" (4.228m x 3.633m)**

Ceiling light point, wall mounted radiator and a double glazed window to the side elevation. Luxury vinyl flooring tiles.

**Kitchen 9' 6" x 8' 1" (2.887m x 2.461m)**

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. With space for a washing machine and fridge/freezer. Wall mounted radiator, part tiled walls and fully tiled floor. Ceiling light point and a double glazed window to the side elevation.

**Bedroom One 11' 6" x 11' 0" (3.498m x 3.346m)**

Ceiling light point, wall mounted radiator and a double glazed window to the side elevation. Laminate wood effect flooring.

**Bedroom Two 13' 0" x 9' 5" (3.970m x 2.881m)**

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Fitted wardrobes and carpeted flooring

**Bathroom 6' 10" x 6' 7" (2.083m x 2.008m)**

Fitted with a three piece suite including a shower cubicle, low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window to the side elevation and fully tiled walls.

**Externally**

The property has ample communal parking spaces for residents and well-kept communal areas



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.









Flat 1 Friars Court  
Canterbury Gardens  
SALFORD  
M5 5AH

Energy rating

C

Valid until

3 March 2023

Certificate number

2768-9022-7232-0657-6954

## Property type

Mid-floor flat

## Total floor area

53 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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](#).