



HILLS

Take a look at this **SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT!** WALKING DISTANCE TO WEASTE TRAM STOP which takes you straight into Salford Quays/Media City and Manchester City Centre. The property benefits from **ALLOCATED PARKING** and **TWO BEDROOMS!** This would be perfect for first time buyers and investors alike. The property comprises from a welcoming hallway, two double bedrooms, fitted bathroom, spacious lounge and a fitted kitchen. Externally the apartment block is accessed through **SECURE ELECTRIC GATES** with remote fob access with secure parking and an allocated parking space. For more details or to arrange your viewing contact the office today!

**Little Bolton Terrace
Salford, M5 5BD**

Offers in Excess of £135,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

Two ceiling light points, wall mounted radiator and laminate wood effect flooring.

Lounge 14' 2" x 12' 0" (4.311m x 3.657m)

Two ceiling light points, wall mounted radiator and laminate wood effect flooring. Patio doors open onto a juliet balcony.

Kitchen 12' 9" x 5' 1" (3.890m x 1.543m)

Fitted with a modern 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. Ceiling light point and part tiled walls.

Bedroom One 11' 6" x 8' 5" (3.495m x 2.572m)

Ceiling light point, wall mounted radiator and patio doors. Fitted wardrobes and carpeted flooring.

Bedroom Two 11' 9" x 8' 6" (3.585m x 2.601m)

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

Bathroom 9' 5" x 5' 1" (2.858m x 1.562m)

Fitted with a three piece suite including a bath with shower over, low level W.C and a pedestal hand wash basin. Inset spot lights, heated chrome towel rail and fully tiled walls and floor.

Externally

The property has well-kept communal gardens and hallways. Ample parking for residents and visitors



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.





