



HILLS

TOP FLOOR THREE BEDROOM APARTMENT WALKING DISTANCE TO MANCHESTER CITY CENTRE!! Stop and take a look at this STUNNING APARTMENT that is available with NO CHAIN and features a PRIVATE BALCONY, THREE SPACIOUS BEDROOMS, MODERN FITTED KITCHEN & BATHROOM and ample RESIDENTS PARKING! Bevill Square is a private and well-kept purpose-built block of apartments located close to Manchester City Centre and exceptional transport links. The property comes with a welcoming entrance hallway, three bedrooms, modern fitted kitchen, FOUR PIECE BATHROOM, large family sized lounge and a sun drenched private balcony accessed via the kitchen. Fully double glazed and gas central heated throughout. This property will be popular and would make a terrific first home, family home or potential investment. For more information or to arrange your viewing contact the office today!

Bevill Square
Salford, M3 6BB

Offers in Excess of £180,000

0161 7074900
sales@hills.agency

Entrance Hall

A welcoming entrance hallway complete with wood effect flooring, ceiling light points, wall mounted radiator and access to a large storage cupboard.

Living Room 13' 10" x 12' 5" (4.227m x 3.780m)

Ceiling light point, Double glazed window to rear elevation, decorative fireplace and surround and wall mounted radiator. Carpeted flooring.

Kitchen 9' 11" x 7' 11" (3.02m x 2.409m)

Fitted with a range of wall and base units, with complimentary work surfaces and an integral sink and drainer. With integrated fridge and separate freezer, with space for a washer machine and oven. Chimney cooker hood. Inset light points, double glazed window to the front elevation and a uPVC door leading onto a private balcony. Finished with wood effect flooring.

Bedroom One 12' 0" x 11' 6" (3.659m x 3.501m)

Double glazed window to the rear elevation, ceiling light point, wall mounted radiator. Carpeted flooring.

Bedroom Two 13' 5" x 9' 6" (4.096m x 2.906m)

Double glazed window to the front elevation, ceiling light point, wall mounted radiator. Carpeted flooring.

Bedroom Three 9' 7" x 7' 10" (2.916m x 2.379m)

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

Bathroom 9' 6" x 7' 0" (2.89m x 2.125m)

Fitted with a modern four piece bathroom suit including panelled bath, walk in corner shower, low level W.C and a hand wash basin. Double glazed window to the front, inset lighting and heated chrome towel rail. Finished with wood effect flooring.

Balcony

Accessed via the kitchen, the property has a sun drenched balcony with views of the gardens, and an external storage cupboard.

Externally

The property sits in a private, purpose built residential apartment block. With ample residents parking and well-kept and mature communal gardens all surrounded by gates.



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.





Valid until

14 March 2024

Certificate number

0472-2878-6126-9424-9131

Property type

Top-floor flat

Total floor area

73 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 D. It has the potential to be C.

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