



Flat 25 Squires Court, Eccles New Road, M5 5AD Offers Over £110,000



A charming ground floor flat located in the desirable Squires Court development, nestled within the tranquil Canterbury Gardens on Eccles New Road. This delightful property boasts generous proportions, making it an ideal choice for first-time buyers seeking a comfortable and convenient living space. It features three well-sized double bedrooms, a single reception room, separate galley style kitchen, family bathroom suite and ample storage. Squires Court is a short distance from Salford Royal Hospital and offers easy access to public transport including Metrolink and motorway network. It also boasts a private car park providing added convenience and is warmed by gas central heating. No onward chain. EPC rating C.

Lease: 151 years remaining
Annual Ground Rent: £0
Annual Service Charge: £3,912.00

- THREE DOUBLE BEDROOMS
- CLOSE TO PUBLIC TRANSPORT & SALFORD ROYAL HOSPITAL
- SEPARATE KITCHEN & AMPLE STORAGE SPACE
- RESIDENTS PARKING SPACE INCLUDED
- NO ONWARD CHAIN
- SHORT DISTANCE FROM MEDIA CITY & SALFORD QUAYS
- SOUGHT AFTER RESIDENTIAL LOCATION
- SUITABLE FOR OWNER OCCUPIERS ONLY
- GROUND FLOOR POSITION
- GAS CENTRAL HEATING

