



Kersal Way, Salford, M7 3ST

Offers Over £80,000

CHARMING ONE BEDROOM FLAT IN MANCHESTER WITH ON SITE LEISURE FACILITIES - CASH BUYERS ONLY

Welcome to a fourth floor flat situated in Tilehurst Court, located in the vibrant area of Kersal Way, Salford, M7. This charming flat presents an excellent opportunity for couples seeking their first home.

As you enter, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-equipped kitchen is a delightful feature of this property, providing ample space for culinary creativity. Additionally, the kitchen boasts a lovely balcony, allowing you to enjoy fresh air and views while sipping your morning coffee or unwinding in the evening.

The flat's layout is thoughtfully designed to maximise space and comfort, making it an ideal choice for those embarking on their journey into homeownership. With its convenient location, you will find yourself well-connected to local amenities and transport links, ensuring that everything you need is within easy reach.

It also has the advantage of on-site leisure facilities, communal gardens and allocated parking.

This property is not just a flat; it is a place where memories can be made and cherished. If you are a couple looking for a welcoming and practical first home, Tilehurst Court could be the perfect fit for you. We invite you to come and experience the charm of this delightful property for yourself.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - Allocated Secure Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Communal Gardens
 - On-site Leisure Facilities
- EPC Rating D
 - Fitted Contemporary Kitchen With Access On To Balcony
 - Sought After Location

Entrance

Hardwood door to hall.

Hall

14'2 x 2'10 (4.32m x 0.86m)
Smoke alarm, electric radiator, wood effect flooring, doors to bedroom, bathroom, reception room and kitchen.

Reception Room

16'5 x 11'6 (5.00m x 3.51m)
Two UPVC double glazed windows, electric radiator, television point and wood effect flooring.

Kitchen

12'10 x 6'7 (3.91m x 2.01m)
UPVC double glazed window, wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbing for washing machine, space for fridge freezer, UPVC double glazed door to balcony and wood effect flooring.

Bedroom

13'9 x 9'7 (4.19m x 2.92m)
UPVC double glazed window, two feature wall lights and wood effect flooring.

Bathroom

7'3 x 5'8 (2.21m x 1.73m)
Dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation, extractor fan and wood effect flooring.

External

Communal gardens, allocated secure parking and on site leisure facilities.

