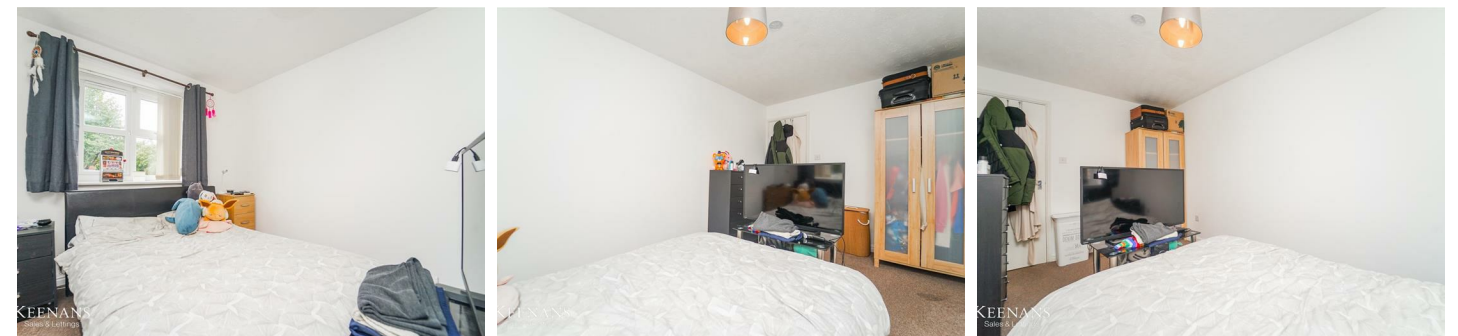
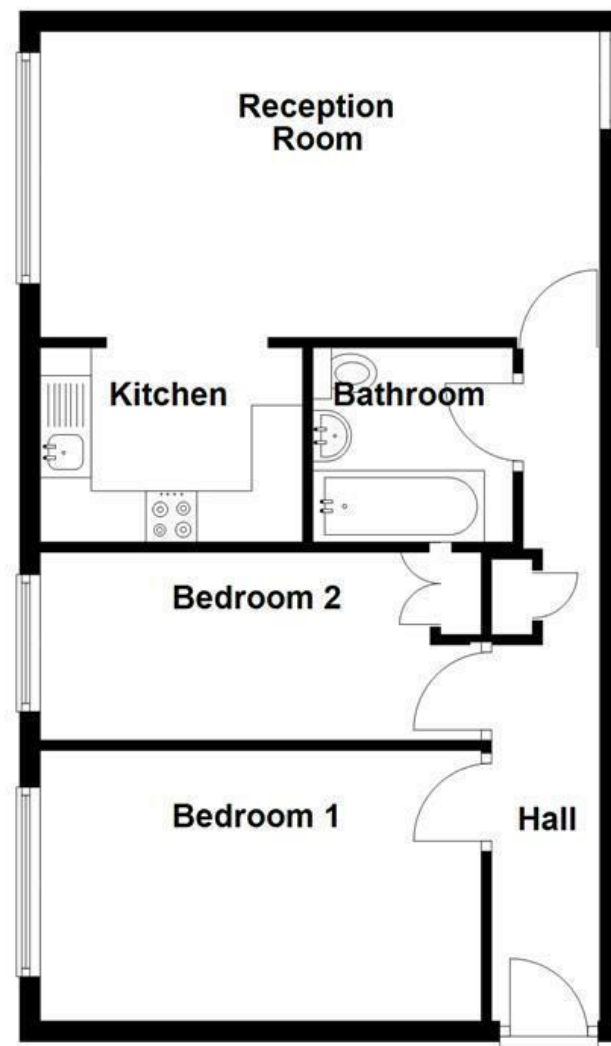


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sheader Drive, Salford, M5 5BX

### £130,000

TWO BEDROOM FLAT IN SALFORD NOT TO BE MISSED

Situated on Sheader Drive in the vibrant area of Salford, this charming flat presents an excellent opportunity for couples seeking their first home together. The property boasts a generous reception room that seamlessly flows into the kitchen area, creating a warm and inviting space perfect for both relaxation and entertaining.

With two well-proportioned bedrooms, this apartment offers ample room for personalisation, allowing you to create a sanctuary that reflects your style and comfort. The layout is thoughtfully designed to maximise space and light, making it feel both spacious and cosy.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, parks, and transport links, ensuring that you have everything you need within easy reach. Whether you are enjoying a quiet evening in or hosting friends, this house is an ideal setting for making lasting memories.

This delightful home is perfect for couples looking to embark on their journey together, providing a wonderful foundation for your future. Don't miss the chance to make this lovely apartment your new home.

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# Shedder Drive, Salford, M5 5BX

## £130,000

 2  1  null  C

- Tenure Leasehold
  - Communal Parking Space
  - Two Well Proportioned Bedrooms
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Communal Garden Space
- EPC Rating C
  - Ideal Home For A Couple Os Single Occupancy
  - Easy Access To major Network Links

### Ground Floor

#### Entrance

Composite door to hall.

#### Hall

16'5 x 3'2 (5.00m x 0.97m)

Central heating radiator, doors to two bedrooms, storage, bathroom and reception room.

#### Bedroom One

14'2 x 8'8 (4.32m x 2.64m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'2 x 5'11 (4.32m x 1.80m)

UPVC double glazed window, central heating radiator and storage.

#### Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower and tiled effect flooring.

#### Reception Room

18' x 8'10 (5.49m x 2.69m)

Two UPVC double glazed window, two central heating radiators and open passage way to kitchen.

#### Kitchen

8'5 x 6'3 (2.57m x 1.91m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, space for fridge freezer, plumbed for washing machine and wood effect flooring.

#### External

Communal parking and gardens.



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