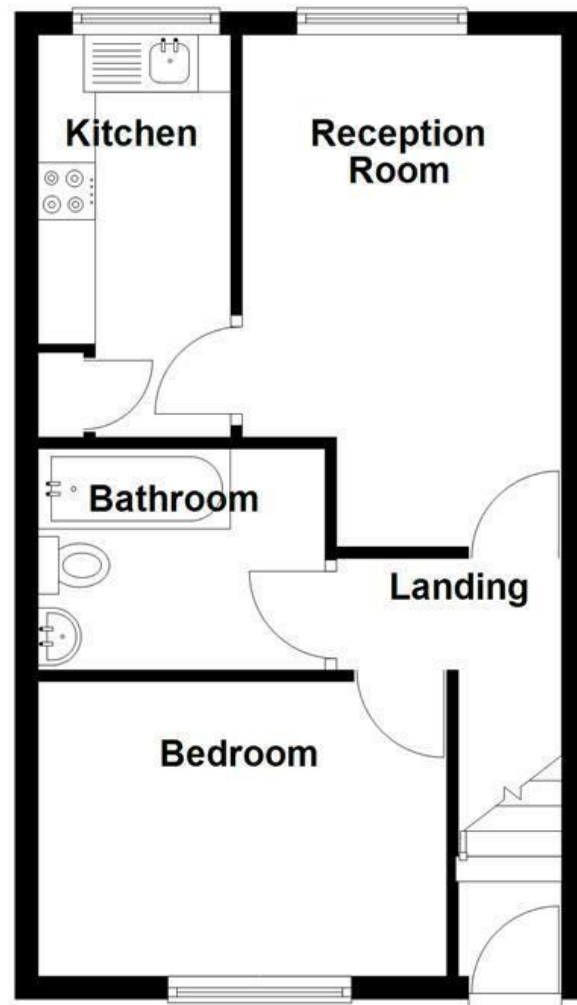


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

St James Court Off Voltaire Avenue, Salford, M6 8EH

£125,000

CHARMING FIRST FLOOR FLAT IN MANCHESTER

Situated on the desirable Voltaire Avenue in Salford, this charming flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-proportioned bedroom, providing a serene retreat for rest and relaxation. The generous reception room, conveniently located next to the kitchen, offers a perfect setting for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the off-road parking, a rare find in urban settings, ensuring that you have a secure and accessible space for your vehicle. The combination of thoughtful design and practical amenities makes this flat an ideal choice for individuals or couples looking to settle in a vibrant area.

With its appealing layout and prime location, this property is not just a home but a lifestyle choice, offering easy access to local amenities and transport links. Whether you are a first-time buyer or seeking a rental opportunity, this flat on Voltaire Avenue is sure to impress. Do not miss the chance to make this delightful property your own.

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St James Court Off Voltaire Avenue, Salford, M6 8EH

£125,000

 1  1  1  D

- Tenure Leasehold
 - Off Road Parking
 - Ideal Sole Occupancy Or Home For A Couple
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - One Well Proportioned Bedroom
 - Viewing Essential
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance
Hardwood frosted door to vestibule.

Vestibule
4'3 x 2'11 (1.30m x 0.89m)
Stairs to first floor.

Landing
6'5 x 2'9 (1.96m x 0.84m)
Loft access, doors to reception room, bedroom and bathroom.

Reception Room
15'3 x 9'2 (4.65m x 2.79m)
UPVC double glazed window, electric radiator and door to kitchen.

Kitchen
11'6 x 5'6 (3.51m x 1.68m)
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 oven, tiled splash back, extractor hood, integrated fridge and freezer, plumbed for washing machine, cupboard with water tank and wood effect flooring.

Bedroom
11'9 x 8'5 (3.58m x 2.57m)
UPVC double glazed window, electric radiator and integrated storage.

Bathroom
8'3 x 6'4 (2.51m x 1.93m)
Dual flush WC, pedestal wash basin with mixer tap, panel bath, overhead electric feed shower, part tiled elevation, extractor fan and tiled effect flooring.

External
Communal off road parking.

