



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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## Redmires Court, Salford, M5 4UT

### £175,000

FULLY FURNISHED TWO BEDROOM APARTMENT IN CENTRAL SALFORD

Nestled in the vibrant area of Salford, this purpose-built apartment on Eccles New Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a modern living space.

The apartment features spacious open plan living, perfect for entertaining guests or enjoying a quiet evening in. The layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout.

The bathroom is well-appointed, providing a relaxing retreat for your daily routines. The property is situated in a location that boasts excellent transport links, making it easy to access the bustling city centre of Manchester and its array of amenities, including shops, restaurants, and cultural attractions.

This apartment presents a wonderful opportunity for those looking to embrace urban living in a thriving community. Whether you are a first-time buyer or an investor, this property is sure to meet your needs. Don't miss the chance to make this charming apartment your new home.

# Redmires Court, Salford, M5 4UT

## £175,000

 2  1  1  D

- Apartment
  - Modern Fitted Kitchen
  - Allocated Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Fully Furnished
  - Communal Gardens
  - Council Tax Band: A

### Hallway

Wood effect flooring and doors to open plan living/kitchen, two bedrooms and bathroom.

### Open Plan Living/Kitchen

Two UPVC double glazed window, central heating radiator, spotlights, TV point, inset electric fire, gloss wall and base units, granite effect worktops, integrated Bosch oven and microwave in high rise unit,, induction hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated dishwasher, integrated washing machine, wine cooler, pull out vegetable drawer, part tile effect flooring, part wood effect flooring and UPVC double glazed frosted door to Juliette balcony.

### Bedroom One

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### Bedroom Two

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### Bathroom

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, tiled elevation and tiled floor.

### External

Communal gardens and allocated parking.

### Agents Notes

To include: corner sofa, dining table and chairs, two beds, small TV in bedroom one and all kitchen appliances.



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