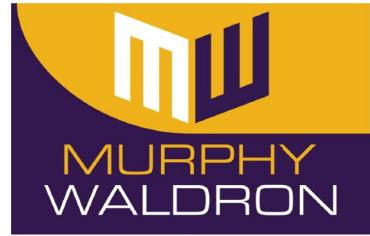


**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 7 Eccles New Road , Salford, M5 5BD

**£900 PCM**

Welcome to this charming first-floor flat located at Little Bolton Terrace in Salford. This delightful property features two spacious double bedrooms, making it an ideal choice for a working single or couple seeking a comfortable living space. The flat has been newly redecorated and boasts new carpets throughout, ensuring a fresh and inviting atmosphere.

As you enter, you will find a well-proportioned lounge that provides a perfect setting for relaxation or entertaining guests. The separate kitchen is equipped with a brand-new oven & hob, making it a joy to prepare meals. The flat benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the secure gated parking, which accommodates up to two vehicles, providing peace of mind for residents. The flat is available for immediate occupancy, subject to references, allowing you to settle in without delay.

This property is conveniently located, offering easy access to local amenities and transport links, making it an excellent choice for those who wish to enjoy the vibrant lifestyle that Salford has to offer.

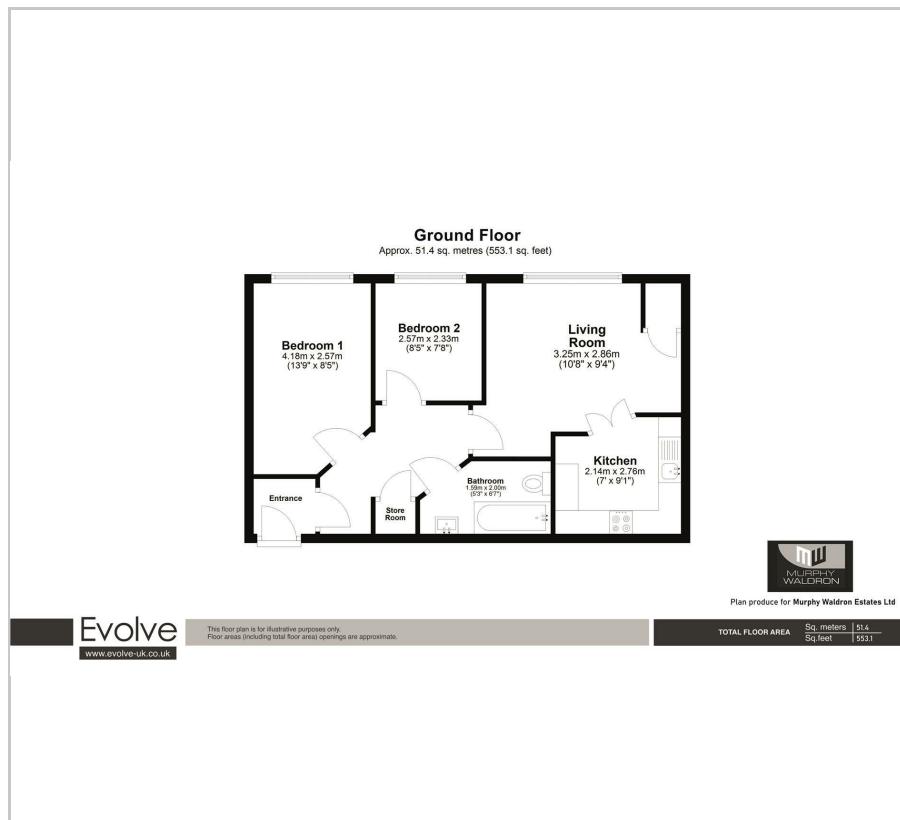
For further inquiries or to arrange a viewing, please do not hesitate to email us at [lettings@murphy-waldron.com](mailto:lettings@murphy-waldron.com). We look forward to assisting you in finding your new home.

### Viewing

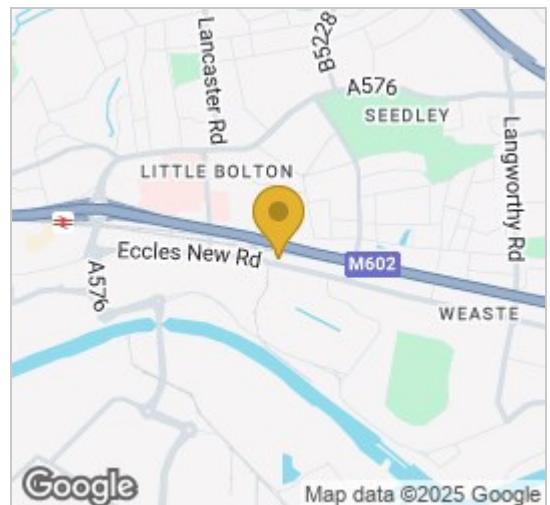
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



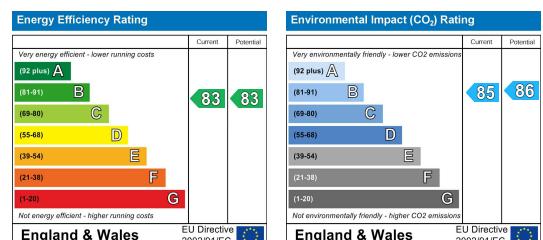
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

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Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA  
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS