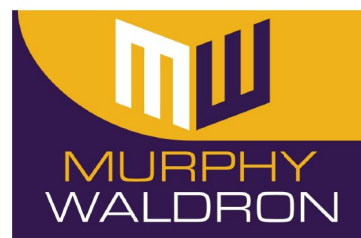


SALES - CONVENYANCING
LETTINGS - PROPERTY MANAGEMENT
PROPERTY SOURCING - MAINTENANCE
MORTGAGES



6 Silvertown House Devon Close , Salford, M6 8HU

£875 PCM

Welcome to Silvertown House, a charming flat located in the vibrant area of Salford. This delightful 1-bedroom property on the second floor offers a perfect blend of comfort and convenience, making it an ideal choice for working professionals or anyone seeking a well-connected living space.

Spanning 452 square feet, this flat features a welcoming hallway that leads to a cosy lounge and dining area, perfect for relaxing or entertaining guests. The bedroom is comfortable and inviting, while the modern bathroom and well-equipped kitchen provide all the essentials for everyday living. A lovely balcony adds a touch of outdoor space, ideal for enjoying a cup of tea on a sunny morning.

One of the standout features of this property is its prime location. Just a short 5-minute stroll from the renowned Salford Royal Hospital, it is particularly suited for healthcare professionals or those who appreciate easy access to medical facilities. Furthermore, with excellent transport links to Manchester City Centre and the M602 motorway, commuting is both straightforward and efficient.

The flat is equipped with gas central heating and double glazing, ensuring a warm and peaceful environment throughout the year. Residents of Silvertown House also benefit from parking permits, making city parking hassle-free and convenient.

In summary, this property offers a wonderful opportunity for anyone looking for a comfortable and

- Available end November
- 2nd Floor
- Newly Refurbished
- Close to Motorway
- Permit Parking Included
- Modern Kitchen
- Close to Salford Royal Hospital

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.



1



1



1

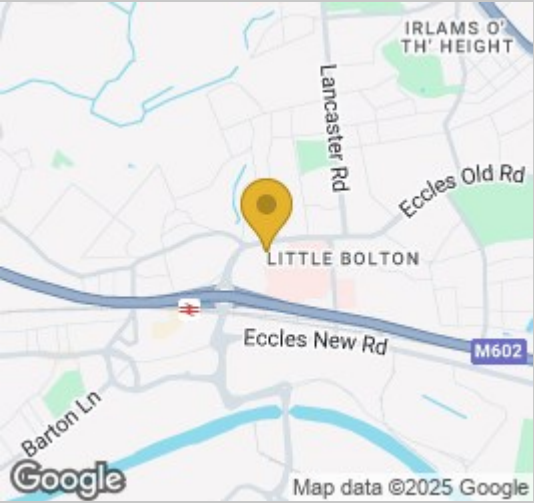


C

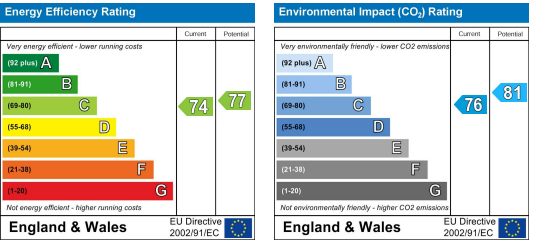
Floor Plan



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 firms 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

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS