BALMER & CO.

SALES & LETTINGS

Sandwich Road, Eccles, M30 9DX

£126,950











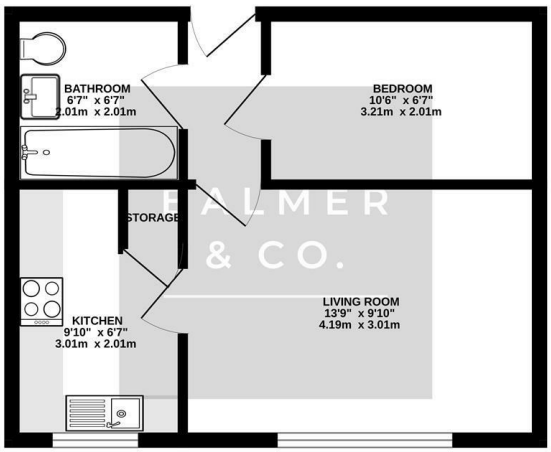




BALMER & CO are delighted to offer FOR SALE this one bedroom, second floor apartment close to the ever popular Monton high street in Eccles. Well maintained by its current owner, this property is accessed via a secure entry intercom system and communal hallway and staircase. The apartment itself comprises in brief of entrance hallway, living room, fitted kitchen, double bedroom, with a three piece bathroom completing the accommodation on offer. The block of apartments is situated within it's own communal grounds with well maintained gardens, ample resident and visitor parking, and also benefits from a single garage. The property is ideally located within walking distance of Salford Royal Hospital and has immediate access links onto the M602 motorway. Early viewings highly recommended, all enquiries welcome.

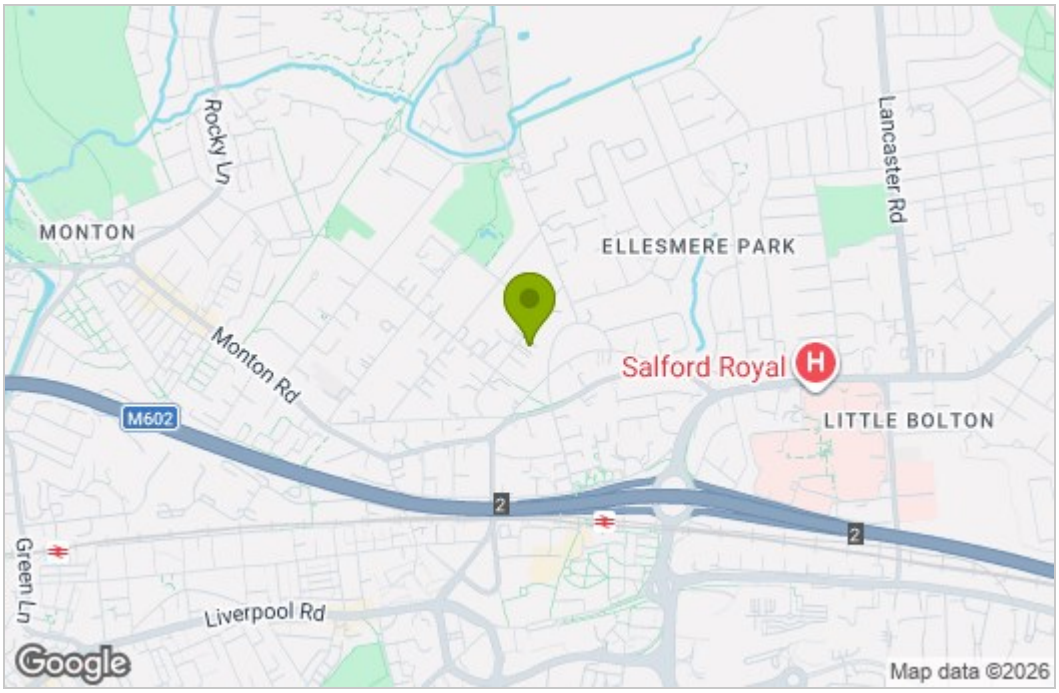
Floor Plan

GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.

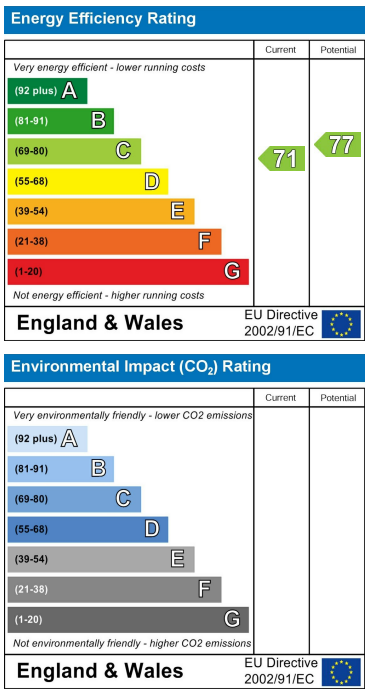


TOTAL FLOOR AREA : 334 sq.ft. (31.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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