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CHARLES LOUIS

HOMES LIMITED

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Ground Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	75	75	76

EU Directive 2002/91/EC

53 Kielder Square

Eccles New Road, Salford, M5 4UN

Offers in the region of £105,000



- Two Double Bedrooms, Ground Floor Flat
- Sold with Excellent Tenant in Situ - Rent £575pcm
- Gas Central Heating & Double Glazed
- Close To Local Amenities, Transport Links & Motorway Access
- Investment Opportunity, Currently Tenanted
- Living/Dining Room with views over Garden
- Fitted Kitchen & Bathroom
- Secure Allocated Parking & Communal Grounds

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.

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*****GREAT INVESTMENT OPPORTUNITY**SOLD WITH EXCELLENT TENANT IN SITU**CLOSE TO MEDIA CITY & MANCHESTER CITY CENTRE*****Charles Louis Homes are pleased to bring to the market this two double bed roomed, ground floor apartment located in St Jame's Park, close to the City Centre. The property benefits from secure parking, ample visitors parking, well tended communal gardens and residents gym on site. The apartment comprises of entrance hallway, leading off to living room, fitted kitchen, three piece bathroom and two double bedrooms. The property benefits from gas central heating and is fully double glazed. The property is an ideal buy to let investment currently getting £575.00pcm The property is located in close proximity to the city centre and is ideal for transport links into the city centre via the Metro link and bus route. A must see to appreciate tenant and apartment.

Entrance Hallway

Entrance from secure car park through door to hallway leading off to kitchen, living room/dining room, bedroom one, two and bathroom.

Living/Dining Room

14'2" x 13'8" (4.34m x 4.17m)

UPVC x 2 windows with views overlooking communal gardens, bright and spacious living room with dining area, laminate wooden flooring, centre ceiling light, gas central heating radiator, humidifier.



Kitchen

5'4" x 10'0" (1.65m x 3.05m)

UPVC window to front elevation, fitted with wall and base units, post form laminate worktops, splash back tiling, integrated sink with mixer taps, integrated electric oven and hob, plumbed for washer/dryer, space for tall fridge/freezer, ceramic tiled flooring, also housing combi boiler.



Bedroom One

13'8" x 8'9" (4.17m x 2.67m)

UPVC window to rear elevation with views overlooking communal gardens, centre ceiling light, gas central heating radiator.



Bedroom 2

10'5" x 8'9" (3.20m x 2.67m)

UPVC window to front elevation, centre ceiling light, gas central heating radiator



Bathroom

5'1" x 7'3" (1.55m x 2.21m)

Fully fitted bathroom in white comprising of low level WC, wash hand basin, bath with electric shower above, wall mounted heated towel radiator, part tiled walls, ceramic tiled floor and centre ceiling light.



Communal Gardens

Communal Gardens and gated parking. Access to residents gym.



Alternative View

