

## Ennismore Avenue, Eccles, M30 0AQ



**Offers over £75,000**

**INVESTORS - TWO DOUBLE BED APARTMENT.** We are delighted to offer this 1st floor apartment in the newly refurbished Ennismore Avenue. The property has a spacious lounge with balcony leading through to a separate dining area. The fully fitted kitchen with integrated appliances also has a balcony to the front aspect. Two large double bedrooms and a main bathroom. Fantastic location opposite Ladywell tram stop making Salford Quays and Manchester City Centre extremely accessible. Links to the motorway network very close also. Currently tenanted this would suit an investor or 1st time buyer. Gas central heating and double glazing throughout. Please call Barlow White on 01617880909 to arrange viewings or for more information.

**Lounge**  
**14'5x13'2 (4.39mx4.01m)**



Window and balcony door to rear. Laminate flooring. Power points and radiator.

**Dining**  
**9'7x8'2 (2.92mx2.49m)**



Window to front aspect. Laminate flooring. Radiator and power points.

**Kitchen**  
**11'4x8'7 (3.45mx2.62m)**



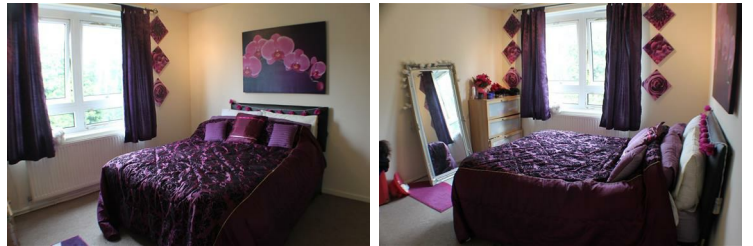
Floor and wall mounted units in white with grey work surfaces. External door to balcony and window. Integrated fridge and freezer and cooker with electric hob.

**Bedroom 1**  
**12'4x11'0 (3.76mx3.35m)**



Window to rear. Carpeted. Radiator and power points.

**Bedroom 2**  
**12'4x8'5 (3.76mx2.57m)**



Window to rear. Carpeted. Radiator and power points.

**Bathroom**  
**8'7x7'5 (2.62mx2.26m)**



Bath with shower over, sink and wc. Window to front.

