hyde
Estate & Letting Agents

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317A Littleton Road, Salford
Greater Manchester M7 3TA

£895 PCM

Hyde Estates present this spacious two bedroomed duplex apartment to let. Offering well presented living accommodation throughout and a roof terrace providing outside space. Offered unfurnished and available now.

The property is conveniently positioned for a range of local amenities, including neighbourhood shops, supermarkets, cafés and everyday conveniences. The area also benefits from nearby recreational facilities, with Riverbank Park, Littleton Road Playing Fields and Salford Sports Village all within easy reach, providing opportunities for outdoor activities and leisure. The location is particularly convenient for commuters, with regular bus services operating nearby and providing links towards Salford, Manchester City Centre and surrounding areas.







Accommodation
The property is accessed from street level to the front, with carpeted stairs leading to the first floor. The first floor is a large open plan carpeted room with lounge area, fitted kitchen with access to the roof terrace and a modern three piece bathroom suite. Up a further flight of stairs is a mezzanine area and two carpeted bedrooms.

Room Measurements
Kitchen Lounge Diner - 18'5" x 26'10" at extremes
Bathroom - 5'9" x 10'
Bedroom 1 - 18'7" x 8'4"
Bedroom 2 - 8'2" x 9'7"
Balcony - 18'5" x 15'9"

Roof terrace
The property benefits from a shared roof terrace to the rear providing outside space to enjoy.

Additional Information
Benefits gas central heating from a wall mounted combi boiler and uPVC double glazing.

Council Tax
Salford Council, Band A.

Viewings
To be arranged via Hyde Estates & Lettings 0161 773 4583.

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.

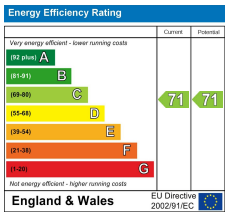


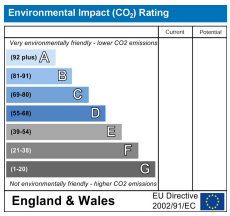












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