



Ordsall Lane | | Salford | M5 4XP

Asking Price £290,000



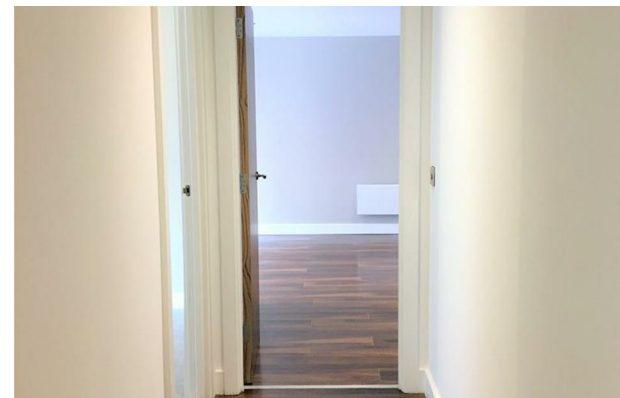
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Welcome to Rivergate House, a stunning apartment located in the desirable Wilburn Basin area of Salford. This modern residence offers a spacious living environment, featuring one reception room and three well-appointed bedrooms, making it an ideal choice for families or professionals seeking comfort and style.

With a generous area of 839 square feet, this apartment provides ample space for relaxation and entertaining. The two contemporary bathrooms ensure convenience for all residents, while the clean and modern design throughout the property creates a welcoming atmosphere.

One of the standout features of Rivergate House is its prime riverside location, offering picturesque views and a tranquil setting. Residents can enjoy the added luxury of a

- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 10TH FLOOR
- BATHROOM & EN SUITE
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- RESIDENTS' GYM & CINEMA ROOM
- COMMUNAL GARDENS
- CURRENTLY LET FOR £1,800PCM UNTIL 13/8/25 (WITH A BREAK CLAUSE)
- ONLY A SHORT WALK TO THE CITY CENTRE, CASTLEFIELD & SPINNINGFIELDS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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