



Ordsall Lane | | Salford | M5 4XQ

Asking Price £310,000



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Welcome to Rivergate House, a stunning apartment located on the 11th floor of the prestigious Wilburn Basin in Salford. This modern residence boasts an impressive 839 square feet of living space, thoughtfully designed to provide both comfort and style.

As you enter, you are greeted by an entrance hall through to a spacious reception room that offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The apartment features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two contemporary bathrooms, convenience is at your fingertips.

One of the highlights of this property is the delightful Juliet balcony, which allows you to enjoy fresh air and views of the surrounding area. Additionally, an allocated parking space

- THREE DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 11TH FLOOR
- ALLOCATED PARKING
- JULIET BALCONY
- RESIDENTS' GYM
- 24 HOUR CONCIERGE
- COMMUNAL GARDENS
- WILBURN BASIN DEVELOPMENT



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

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk