



Ordsall Lane | | Salford | M5 4XP

Asking Price £185,000

The
**GOOD
ESTATE**
AGENCY

Ordsall Lane | Salford | M5 4XP Asking Price £185,000

1 BED APARTMENT WITH BALCONY. Welcome to Rivergate House, a delightful one-bedroom apartment situated in the vibrant Wilburn Basin. This charming residence spans an impressive 548 square feet and is located on the second floor, offering a spacious open-plan living area that is perfect for both relaxation and entertaining.

The apartment features a well-appointed bedroom and a modern bathroom, ensuring comfort and convenience for its occupants. One of the standout features of this property is the lovely balcony, which provides a perfect spot to enjoy a morning coffee or unwind in the evening. Residents will also benefit from a range of excellent amenities, including a 24-hour concierge service, communal gardens, a residents' gym, and a cinema room, all designed to enhance your living experience.

- ONE BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FULLY FITTED KITCHEN
- COMMUNAL GARDENS
- MEDIA / CINEMA ROOM
- 2ND FLOOR
- STYLISH BATHROOM
- BALCONY
- RESIDENTS' GYM
- LOCATED CLOSE TO CASTLEFIELD & SPINNINGFIELDS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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