



Ordsall Lane | | Salford | M5 4XQ

**Asking Price £270,000**

The  
**GOOD  
ESTATE**  
AGENCY

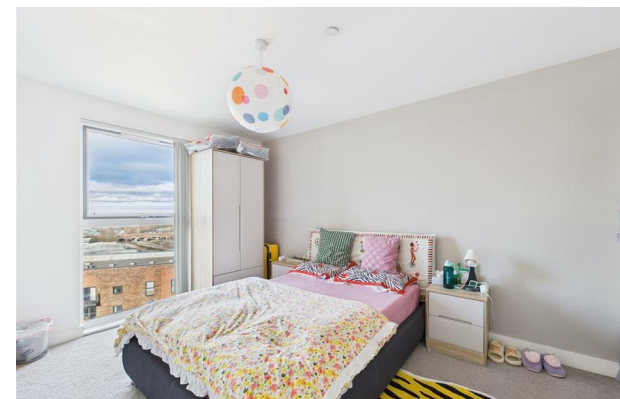
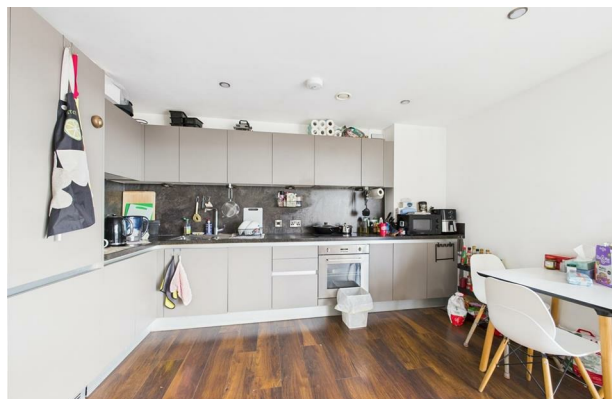
# Ordsall Lane | Salford | M5 4XQ Asking Price £270,000

Welcome to Rivergate House, a splendid apartment located in the vibrant Wilburn Basin. This modern residence boasts a generous 688 square feet of living space, featuring two well-proportioned double bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking comfort and convenience.

Upon entering, you will be greeted by a spacious living area that offers a perfect setting for relaxation and entertaining. The apartment is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

Residents of Rivergate House benefit from an array of exceptional amenities, including a 24-hour concierge service, ensuring your needs are met at any hour. The communal gardens provide a tranquil escape from the hustle and bustle of city life, while the

- TWO DOUBLE BEDROOMS
- RESIDENTS' GYM & CINEMA ROOM
- BALCONY
- INTERCOM SYSTEM
- COMMUNAL GARDENS
- BATHROOM & EN SUITE
- 13TH FLOOR
- 24 HOUR CONCIERGE
- FULLY FITTED KITCHEN
- INNER RING ROAD LOCATION



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