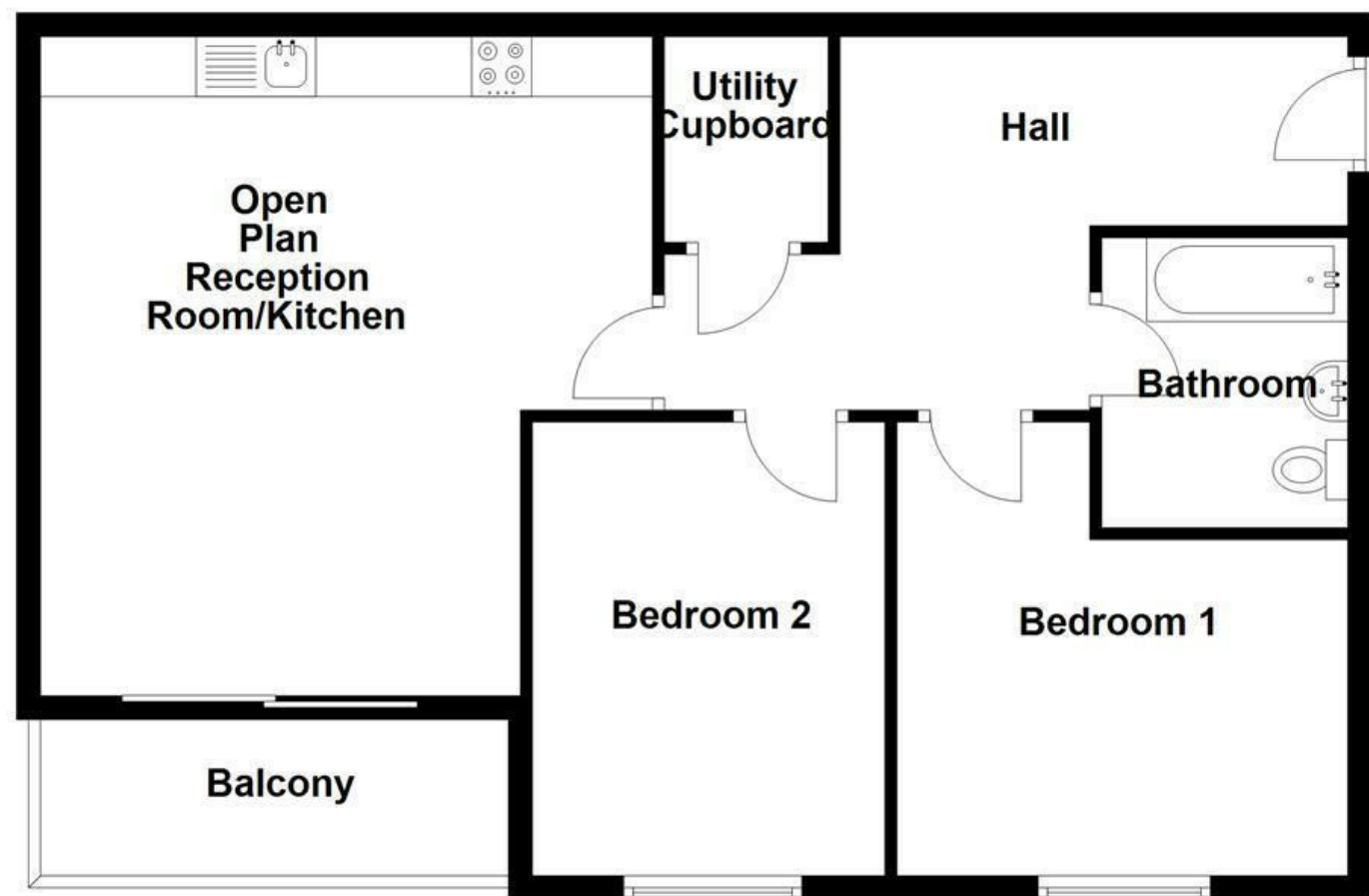


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Adelphi Street, Salford, M3 6JN

£1,200

AN ENVIABLE APARTMENT WITHIN THE HEART OF SALFORD

Offering spacious rooms, neutral decoration and modern fixtures and fittings throughout, this exceptional two bedroom apartment is being proudly welcomed to the market within the ever popular Adelphi Wharf complex within the heart of Salford. With a stunning open plan kitchen living space, two double bedrooms and stunning river views, this property is the perfect home for any professional couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, tram links and Salford university, as well as network links to Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a fantastic open plan kitchen living space, two double bedrooms, bathroom and utility space. The open plan kitchen living space boasts modern wall and base units, integrated appliances and leads on to a fantastic balcony. Externally there are beautiful communal garden spaces and underground parking is not available.

For further information or to arrange a viewing please contact our lettings team at your earliest convenience.

Adelphi Street, Salford, M3 6JN

£1,200



- Tenure Leasehold
- Council Tax Band C
- EPC Rating B
- Off Road Parking With Underground Secure Parking
- Spacious Two Bedroom Apartment With Viewing Essential
- Open Plan Living Space
- Ideal Home For A Professional Couple
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

External

Wood effect door to hall.

Hall

13'9 x 10'3 (4.19m x 3.12m)

Smoke alarm, doors to open plan reception room/kitchen, two bedrooms, bathroom and utility cupboard.

Reception Room/Kitchen

18'1 x 16'9 (5.51m x 5.11m)

Electric heater, smoke alarm, air ventilator, range of grey wood effect wall and base units, laminate surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated fridge freezer and dish washer, television point, part wood effect lino flooring and Aluminium double glazed sliding doors to balcony.

Bedroom One

12'5 x 12'4 (3.78m x 3.76m)

Aluminium double glazed window, electric heater, air ventilator and television point.

Bedroom Two

12'5 x 9'8 (3.78m x 2.95m)

Aluminium double glazed window, electric heater, television point and air ventilator.

Bathroom

7'11 x 7'1 (2.41m x 2.16m)

Electric central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panel bath with direct feed shower, tiled elevation, air ventilator and tiled floor.

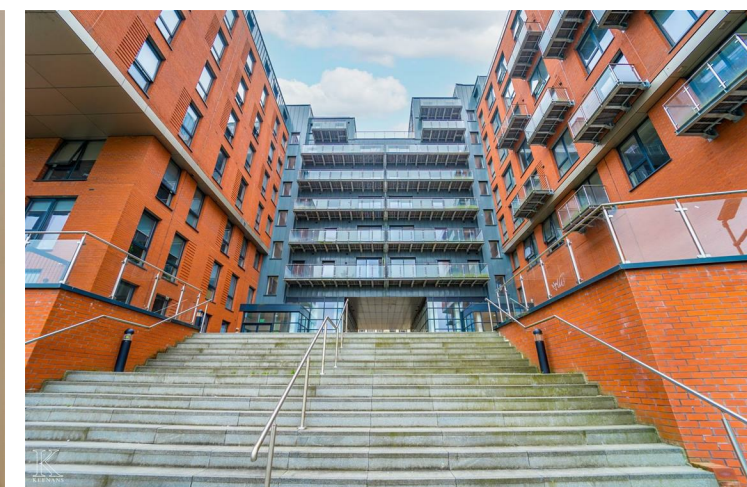
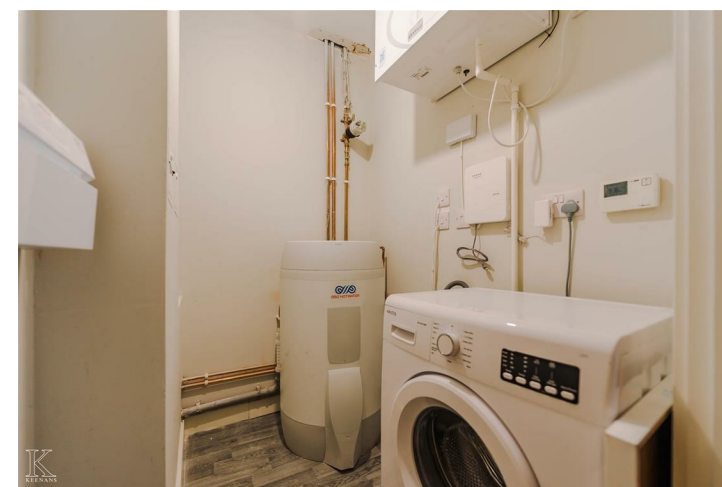
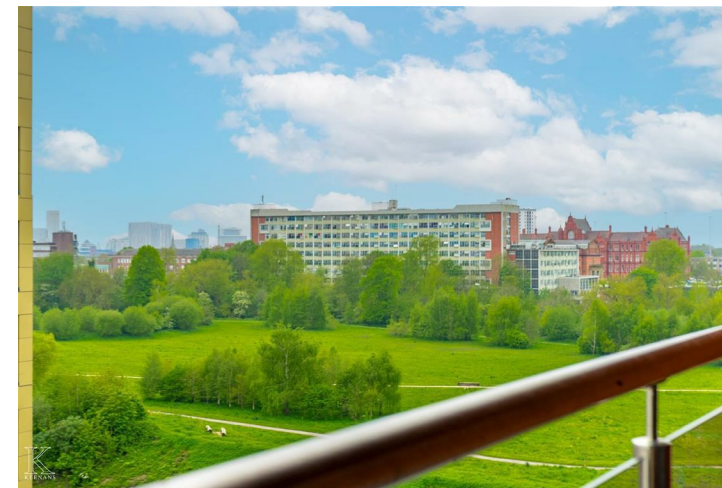
Utility

5'8 x 4'6 (1.73m x 1.37m)

Plumbed for washing machine, hot water tank, electric meter, air filtering system and wood effect lino flooring.

External

Communal gardens, river views, reception area and off road parking with secure underground parking.



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