



Approximate total area⁽¹⁾

680.67 ft²

63.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



PAUL BIRTLES

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Bury Street

M3 7DU

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Flat 422 Quebec
Building Bury
Street
Salford
M3 7DU

£1,250 PCM



AVAILABLE 22/07/25 A two bedroom/two bathroom fourth floor apartment. Just a short stroll into Manchester City Centre. A stone's throw from Salford Central Railway Station. Open plan living/dining/kitchen area with appliances and with access to a balcony with ample space for table and chairs. Electric heating system. Bathroom/WC plus en-suite to master bedroom. Lift access to all floors. On-street parking adjacent. (Payable) Inspection highly recommended. Victoria Station less than half a mile away. Must be viewed to be appreciated.

Entrance Hall

Wall heater. Cupboard space off for cloaks/storage and linen area.

Open Plan Kitchen/Living/Dining Area

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer and washing machine. Breakfast bar facility for dining. Wall heater. A double glazed door with side panel leads out to the good sized balcony, ideal for table and chairs.

Bedroom (1)

With a double glazed picture window, wood effect floor and a door to:

En-Suite

With a walk-in shower, wash hand basin and low level WC. Tiled areas and a chrome ladder radiator.

Bedroom (2)

With a double glazed picture window and a wall heater.

Bathroom/WC

With a white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Chrome ladder radiator, tiled decor and spotlighting.

Additional Information

All applications subject to referencing.

Rent will be payable monthly, in advance and will be exclusive

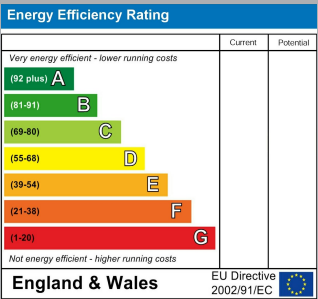
of council tax and all other utilities.

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£37,500)



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