



For Sale

Guide price - £140,000

238 Ordsall Lane, Manchester, M5 3NE



**PANTERA
PROPERTY**

A great opportunity for first time buyers and investors

Pantera Property are delighted to offer to the market a third-floor two-bedroom apartment, providing one allocated parking space and a balcony.

- Sold as seen
- No onward chain
- Allocated parking space
- Balcony
- Perfect for first time buyers / investors
- Long lease

The property is owned on a 999-year lease from 16 December 2004. The ground rent is £150 per annum and the service charge is £443.19 per quarter.

The property comprises:

- Hallway
- Bedroom
- Bedroom
- Kitchen / lounge
- Bathroom
- Balcony



x1



x2



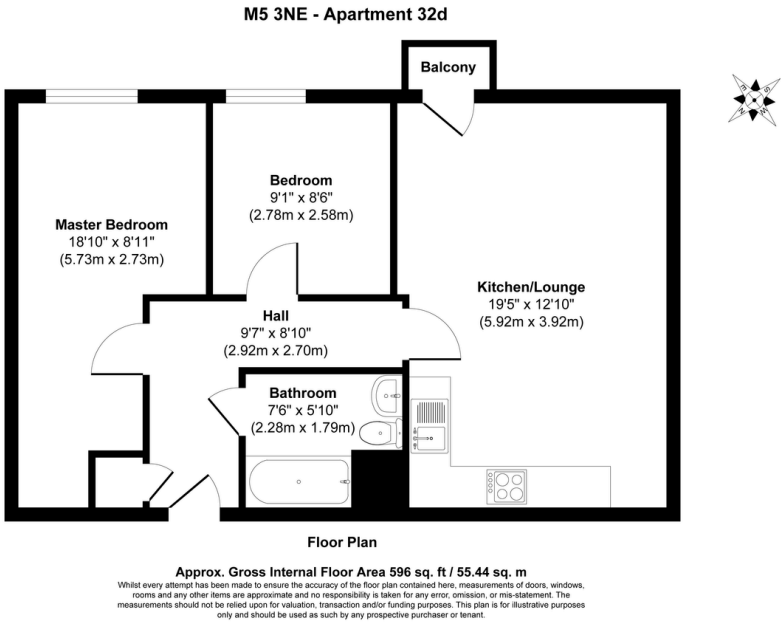
x1



Location

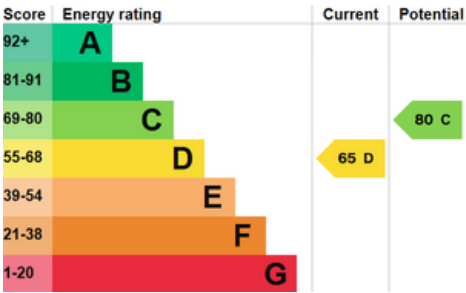
Situated on Ordsall Lane, the property offers a vibrant and convenient lifestyle in the heart of Salford. This area is renowned for its excellent transport links, with Deansgate railway station approximately 2 km away, providing easy access to Manchester city centre and beyond.

Residents benefit from a wealth of local amenities. The nearby Regent Road retail park offers a variety of shopping options, while the cultural attractions of Salford Quays, including The Lowry and the Imperial War Museum North, are just a short distance away.



Additional Information

Local Authority Salford City Council	Council Tax Band = B	Tenure Leasehold	Size 596 sq ft
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Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

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