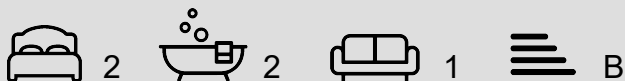




Barnfield House, Salford Approach, Salford Offers In The Region Of £230,000

Council Tax: D

Tenure: Leasehold



Located in the highly sought-after Barnfield House. This prime location is within walking distance of Deansgate, offering residents easy access to Manchester's vibrant shopping district, charming cafés, and dynamic nightlife.

Situated on the first floor, the apartment features an entrance hallway with a storage cupboard, leading to an open-plan lounge and dining area that opens to a balcony with stunning city views. The fully fitted, integrated kitchen is perfect for modern living. There are two spacious double bedrooms, a three-piece bathroom suite, and an en suite bathroom in the master bedroom. The property benefits from electric heating and double glazing throughout.

Offered with vacant possession, it includes an EWS1 form, which may be required by lenders for mortgage approval. Don't miss this exceptional opportunity to live in one of Manchester's most desirable locations.

- A well presented two bedroom apartment in a popular development - Barnfield House - EWS1 approve. Mortgage buyers are welcome.
- Two double bedrooms - Master bedroom with en suite
- Double glazed and electric heating - EPC rated
- Lease details Lease length - 999 years lease from the 01/07/2007 Service charge £1423.50 approx. per annum Ground rent £175.00 per annum
- Total approx. floor area 75 sq. m or 807 sq. ft
- Spacious open plan living/dining room and fully fitted kitchen
- Three piece bathroom suite
- South westerly facing balcony
- Contract parking is available close by

