

Green Gate, 18 Greengate, Salford, Manchester, Greater Manchester, M3 7NL

£378,882

Council Tax Band: New Build

ORLANDO REID
— MANCHESTER —



Welcome to your new home! This stunning two-bedroom apartment in Salford is located in the Greengate area, just a few minutes' walk from central Manchester. You are in a prime location, close to all the high-end bars and restaurants in the city centre. The convenience of this location is perfect for anyone commuting to London, Glasgow, Leeds, or other cities, with Victoria train station on your doorstep. You also have easy access to the Metrolink system, making it simple to travel around Greater Manchester.

Let's start by talking about the spacious living area. The open-plan living room and kitchen are the perfect size, with the standout feature being the island, which sits neatly and creates a sense of separation from the kitchen. The living area also boasts large floor-to-ceiling windows overlooking Salford and Deansgate.

St Johns Court 19b Quay Street, Manchester, M3 3HN

01616760099

manchester@orlandoreid.co.uk

<https://www.orlandoreid.co.uk/manchester/>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	