



Adelphi Wharf 3, 7 Adelphi Street, Salford, M3 6GH

£335 Per Week

A 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT WITHIN THIS MODERN DEVELOPMENT BENEFITING FROM DIRECT VIEWS ONTO THE RIVER IRWELL

Open plan reception room with modern kitchen, access to balcony, 2 bedrooms, 2 bathrooms - private allocated parking available.

Located just outside City center, walk to local shops, walk to Salford Central station.

FURNISHED
AVAILABLE 14TH JULY

- ADELPHI WHARF
- 2 BATHROOMS
- AVAILABLE 14TH JULY
- PARKING AVAILABLE
- SALFORD
- BALCONY WITH VIEWS OF THE RIVER IRWELL
- CENTRAL LOCATION
- 2 DOUBLE BEDROOMS
- CLOSE TO SALFORD CENTRAL STATION
- WELL PRESENTED

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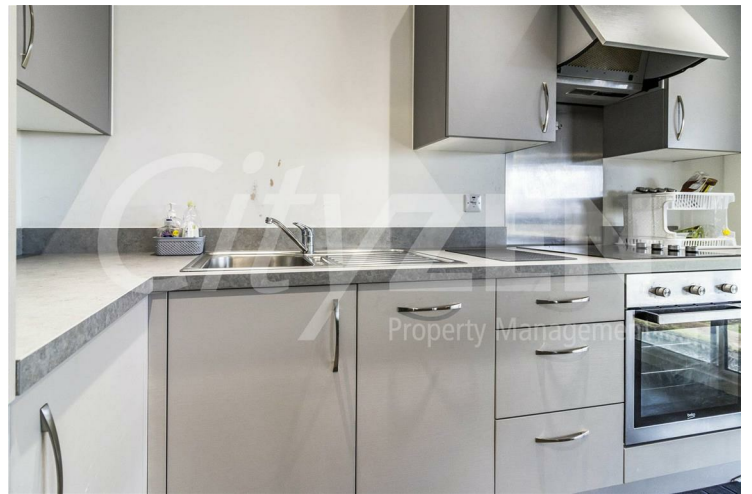
RECEPTION



RECEPTION



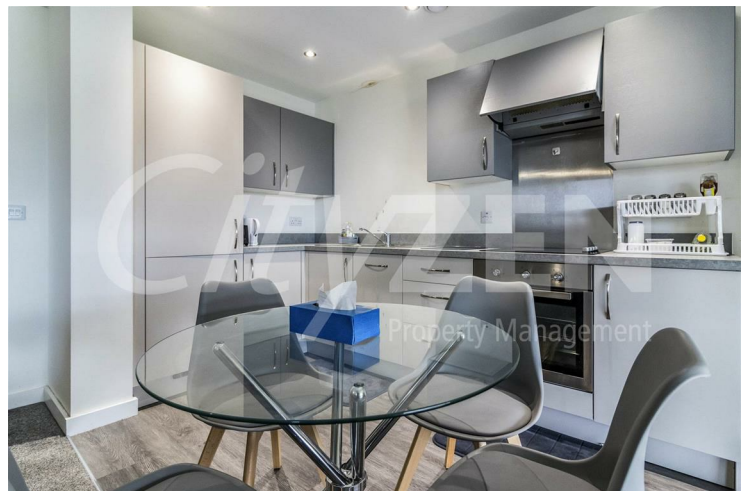
KITCHEN



KITCHEN



RECEPTION



KITCHEN

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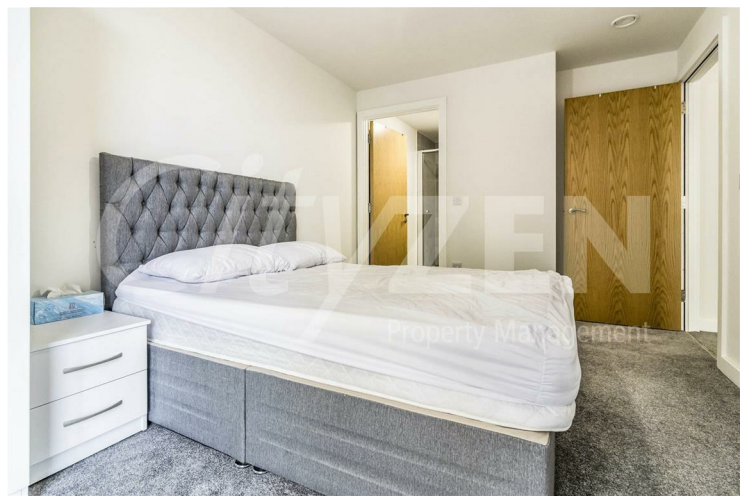
RECEPTION



BEDROOM



RECEPTION



BEDROOM



BEDROOM



BEDROOM

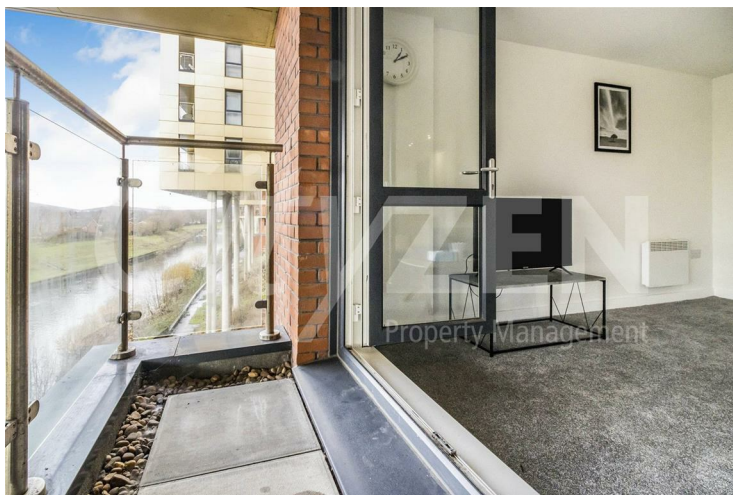
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BALCONY



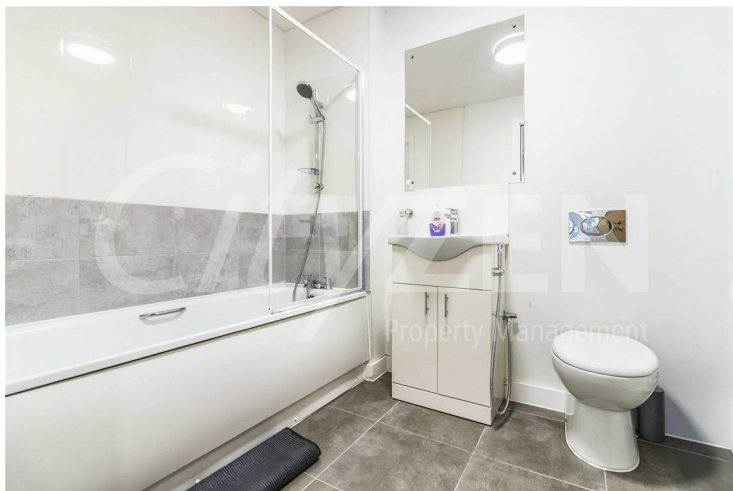
EN SUITE



BALCONY



VIEW FROM BALCONY



BATHROOM

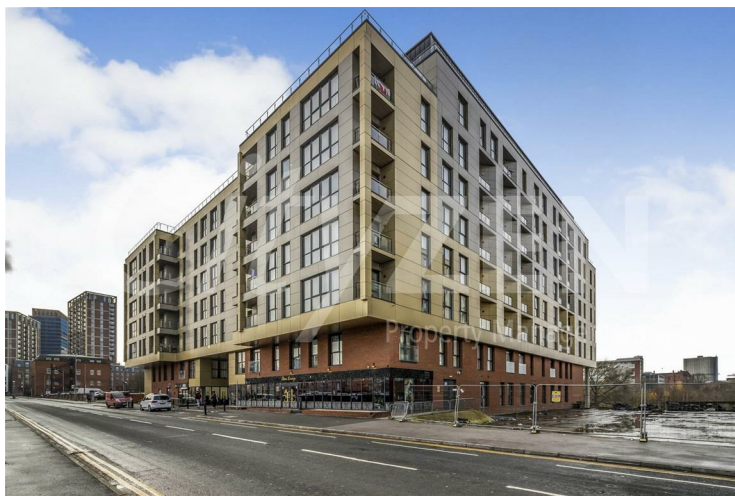


VIEW FROM BALCONY

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ADELPHI WHARF

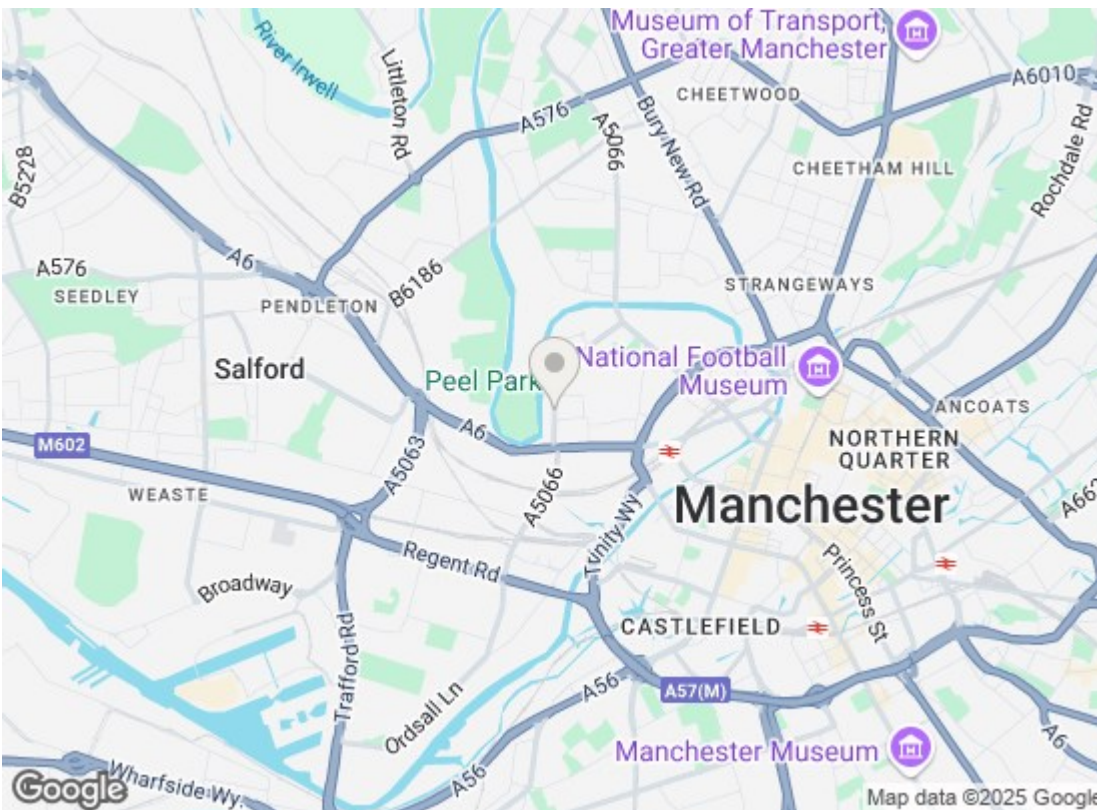


ADELPHI WHARF



Total floor area 67.3 sq.m. (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.