



Blackburn Street, Salford, M3 6AS

- Immaculate Two Bedroom Flat
- Two Double Bedrooms
- Ground Floor
- Family Bathroom With Bath Over Shower
- Fully Fitted Kitchen
- Private Outdoor Patio Area

Price £170,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this immaculate two bedroom, one bathroom flat, situated on the popular Trinity Riverside development. Located just a few minutes from Manchester city centre, access in and out of the city is couldn't be easier. Internally the property briefly comprises; two double bedrooms, fully fitted kitchen with appliances and a family bathroom with shower over bath. The property also boasts a spacious living area, leading to a private outdoor patio area, hallway storage cupboard and operational alarm. Allocated parking is also included.

The property also makes a great investment opportunity, the property is currently occupied on a fixed AST until 16th July 2025. Current rental valuation is £1250 pcm, on a furnished basis.

Valid EICR until June 2027

Valid EPC until June 2033

Service Charge per annum £2121.24

Ground Rent £0

Leasehold: 92 years (125 years from 10th July 1992)

Council Tax Band A - £1,475.68 - Salford City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Living Room 19'9" (6.02m) x 13'5" (4.09m)

Wooden floor (installed 2021), electric heaters, double upvc doors leading to private patio area, tv/sat points, broadband socket.

Bedroom 1 10'10" (3.3m) x 9'11" (3.02m)

Wooden floor (installed 2021), tv point, window

Bedroom 2 10'10" (3.3m) x 9'10" (3m)

Wooden floor (installed 2021), built in wardrobe, window

Bathroom 8'3" (2.51m) x 5'2" (1.57m)

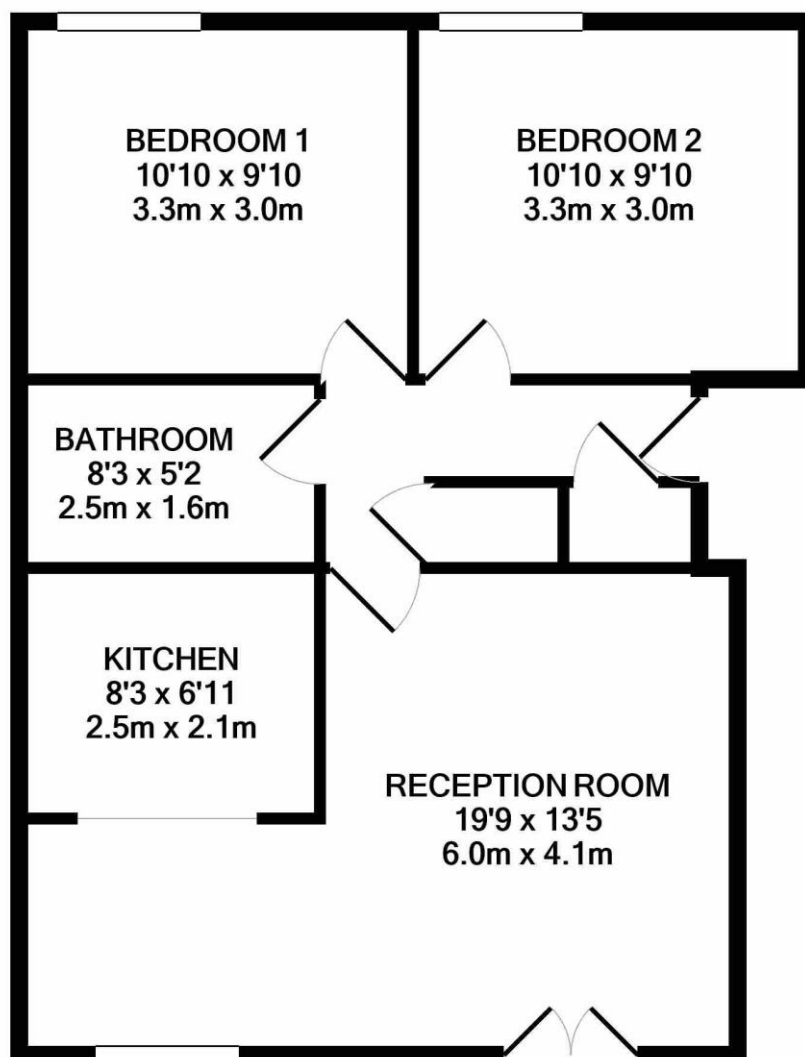
3 Piece suite with shower over bath. Extractor.

Kitchen 8'3" (2.51m) x 6'11" (2.11m)

Electric Oven, Electric Hob, Cooker Hood, Fridge Freezer, Sink / Drainer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	75	
(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	



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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