



Ordsall Lane, Salford, Manchester, M5

Guide Price: £160,000

Leasehold

Ordsall Lane, Salford, Manchester, M5

**** Offered with NO ONWARD CHAIN ****

Welcome to this spacious and modern second-floor apartment located in the highly sought-after Quay 5 development on Ordsall Lane, Salford. Perfectly positioned between Salford Quays and Manchester city centre, this beautifully presented property offers contemporary living with excellent access to local amenities and transport links.

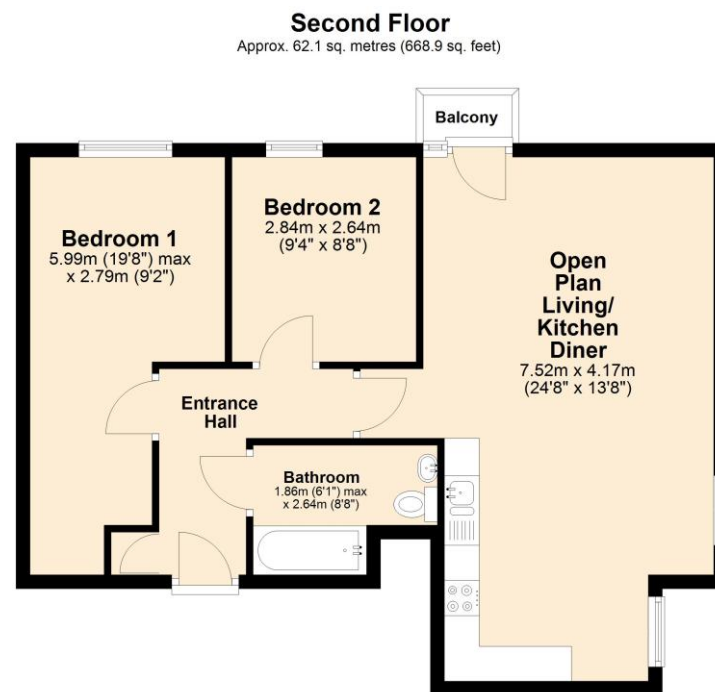
Upon entering, you're greeted by a generous entrance hallway that flows into a fantastic open-plan living, kitchen, and dining area. The space is ideal for both relaxing and entertaining, with large windows allowing natural light to flood in. The stylish fitted kitchen features integrated appliances and ample cupboard space, while the adjoining living area opens out onto the properties balcony.

The apartment boasts two well-proportioned double bedrooms, making it an excellent choice for professionals, couples, or sharers. The main bedroom benefits from a separate dressing area. Completing the accommodation is a modern three-piece white bathroom suite.

Additional benefits include secure allocated parking within a gated development, double glazing, and electric heating throughout.

Quay 5 enjoys a prime location just off Ordsall Lane, providing easy access to both Salford Quays and Manchester city centre. With a variety of shops, restaurants, and leisure facilities nearby, everything you need is right on your doorstep. MediaCityUK, the Lowry Theatre, and the beautiful waterside walkways of Salford Quays are just a short distance away. Excellent transport links, including tram stops, bus routes, and major road networks, make commuting in and out of the city a breeze.

- Leasehold
- 978 years remaining
- Service charge £1,900pa
- Secure gated residents parking
- Ground rent £110 pa
- Council Tax Band B
- EPC Grade C



Total area: approx. 62.1 sq. metres (668.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.