



## Apartment 3, Fusion 7, 6 Middlewood Street, Salford, M5 4LH

Offers In The Region Of £139,950

- Mortgage Buyers Welcome - EWS1 Approved
- Allocated Parking Space
- VACANT - NO CHAIN
- Previously Rented at £900 pcm
- Close to Manchester Centre
- Recently Refitted Integrated Kitchen
- PRICED TO SELL

# 6 Middlewood Street, Salford M5 4LH

PRICED TO SELL !

Mortgage Purchasers Welcome. Refurbished Two Bedroom Ground Floor Apartment. Modern Kitchen with Appliances, Redecorated and carpeted throughout. Allocated Parking Space. Attractive Communal Seating Areas. Close to Manchester Centre. No Vendor Chain.



Council Tax Band: B



Fusion is a lifestyle choice, a collection of contemporary and stylish apartments on the cusp of the city and near perfect for access to all things that matter.

The attractive landscaped grounds with seating areas offer attractive outdoor communal spaces and with this ground floor unit you also have the benefit of patio doors from the living/dining room and master bedroom. Adjacent to the lounge there is a well planned kitchen with integrated appliances. The unit has had a complete makeover making it a truly outstanding addition to the market place. To add to the attraction it is offered with vacant possession so no complex chains to complicate your pathway to ownership.

EWS1 Approved

#### THE ACCOMMODATION COMPRISES

Private entrance door to hallway

#### HALL

Cupboard housing boiler, doors to lounge, bedroom and bathroom

#### LIVING DINING ROOM

12'4" x 11'4"

Maximum measurements.

UPVC double glazed French doors.

#### KITCHEN

8'10" x 6'0"

Maximum measurements.

Recently refitted kitchen with a range of high gloss units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level soft closing units, Built in electric oven, hob with chimney style cooker hood over. Integrated dishwasher and automatic washing machine, integrated fridge/freezer. work surfaces with tiled splashbacks

#### BATHROOM

Modern white three piece suite comprising: Low level WC; pedestal wash hand basin, panelled bath with shower over, folding shower screen. Chrome heated towel radiator, fully tiled walls

#### BEDROOM ONE

12'4" x 8'4"

Maximum Measurements.

Built in wardrobes. UPVC double glazed French doors

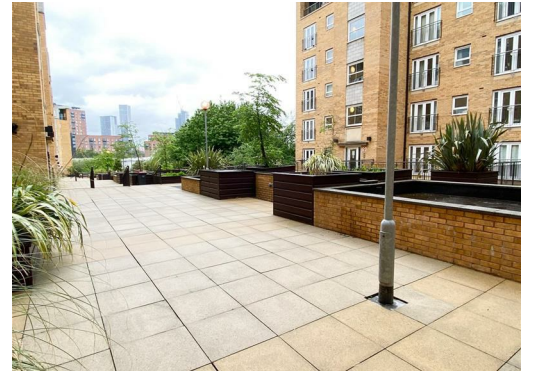
#### BEDROOM TWO

7'10" x 7'7"

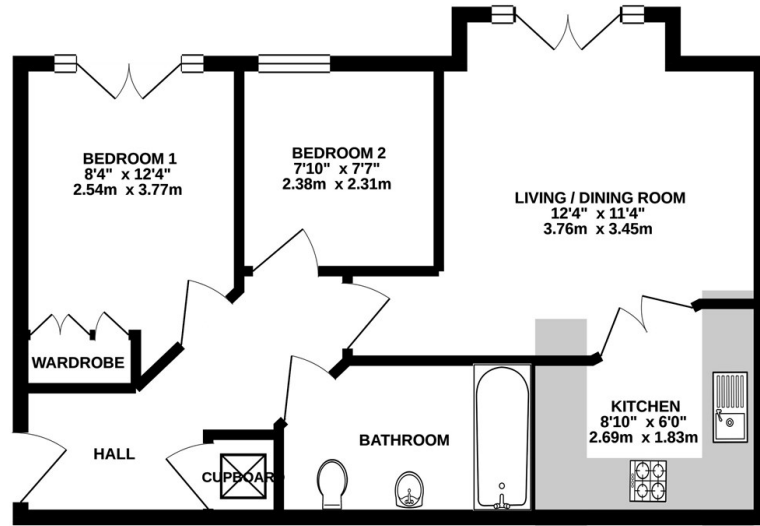
Maximum measurements.

Double glazed window

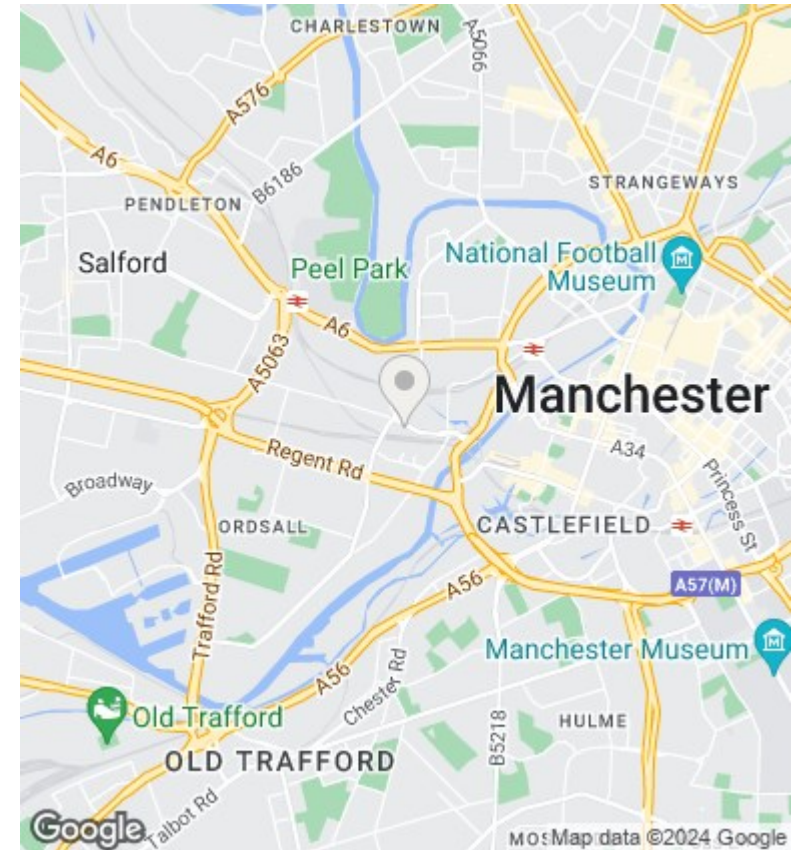




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	