



49 The Waterhouse

Worrall Street | Salford | M5 4BZ

£1,300



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2 BED, FURNISHED. A newly completed, spacious two bedroom apartment in The Waterhouse development. The property comprises: entrance hall, storage cupboard / washing machine, master bedroom with fitted wardrobes and en suite bathroom, second double bedroom with house bathroom, open plan living & dining room through to high spec fitted kitchen. Further benefits include, residents' lounge, riverside terrace, co-working space and cycle store. Located on the banks of the River Irwell, close to Castlefield, Spinningfields & St John's and only a short walk to the heart of the city centre. Also convenient for the Regent Road Sainsbury's supermarket and the inner ring road.

- TWO DOUBLE BEDROOMS
- 4TH FLOOR
- FITTED KITCHEN
- TWO BATHROOMS
- RIVERSIDE LOCATION
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY FROM BEDROOMS
- RESIDENTS' LOUNGE & CYCLE STORE



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

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