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Ascend

Built on higher standards



Irwell Building, Derwent Street, Salford.

Asking Price £175,000

Buy To Let & Residential Buyers - Tenanted Until July 2024 at £975

Nestled in-between the River Irwell and the Manchester ship canal, these stunning apartments at Lowry Wharf blend a good splash of style with a natural homely comfort.

The spacious open-plan kitchen/lounge is light and airy, and the benefit of double two bedrooms. With fixtures and fittings of good quality, there really has been no stone left unturned whilst fitting this apartment out with all the features that one has come to expect from Manchester city centre apartments.

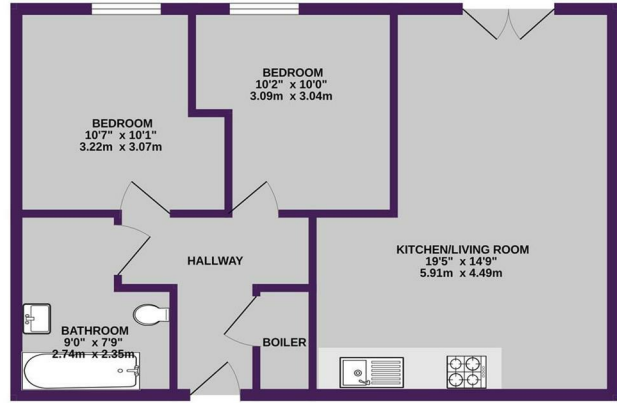
The location couldn't be more perfect either. Just a hop, skip & a jump from the Manchester world (and the surrounding area) is your oyster. The beating heart of Manchester is little but a 10-15 minute stroll with the likes of Deansgate Locks, Spinningfields, Salford Quays and Castlefield all on your doorstep. The Ring Road is easily accessible, as are the canal boats; if floating through the city is more your thing. We wouldn't recommend swimming though.

*The pictures for this apartment are for marketing purposes only. Internal fixtures, fittings and furnishings may vary.

Mortgage Buyers - Due to the rate of Ground Rent, we recommend speaking to your chosen/preferred lender prior to arranging a viewing



2ND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of these buildings, taken from the air, may differ from the actual measurements taken on the ground. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be relied upon or guaranteed as to their quality or efficiency can be given. Made with Mapbox ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy D	Energy B	Env. Impact E	Env. Impact D
76	76		