



The Riley Building, Derwent Street, Salford  
Offers In Excess Of £265,000

**Ascend**  
Built on higher standards

# The Riley Building, Derwent Street, Salford

\*Buy To Let Investment Only - Tenants Contracted June 2025 £1550\*

With a cracking location next to the River Irwell and the ship canal, these apartments in Riley Building blend a good splash of style with a natural homely comfort.

Kitted out with modern furnishings, this three double bedroom apartment oozes unrivalled quality. The spacious open-plan kitchen/lounge is light and airy, and the benefit of two bathrooms - a master and an en-suite - is a major bonus. With fixtures and fittings of the highest 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.

To top it off, this apartment also benefits from two private, covered parking spaces - a huge bonus - especially when it comes to city centre living.

The location couldn't be more perfect either. Just a hop, skip and a jump away from Deansgate Metrolink, 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.

What more can we say about this apartment, or Manchester for that matter? If you're looking for a beautiful apartment right in the thick of all the action, you really need to book

## Living/kitchen area

18'8" x 14'1" (5.7 x 4.3)

Kitchen, living space with large windows over looking the city centre. Fully equipped kitchen.

## Master Bedroom

14'1" x 8'6" (4.3 x 2.6)

Double bedroom with a floor length window and three piece en-suite bathroom.

## Second bedroom

10'5" x 9'6" (3.2 x 2.9)

Double bedroom with floor length windows.

## Third bedroom

10'5" x 9'6" (3.2 x 2.9)

Double bedroom with floor length windows.

## Bathroom

7'10" x 5'6" (2.4 x 1.7)

Three piece bathroom suite.

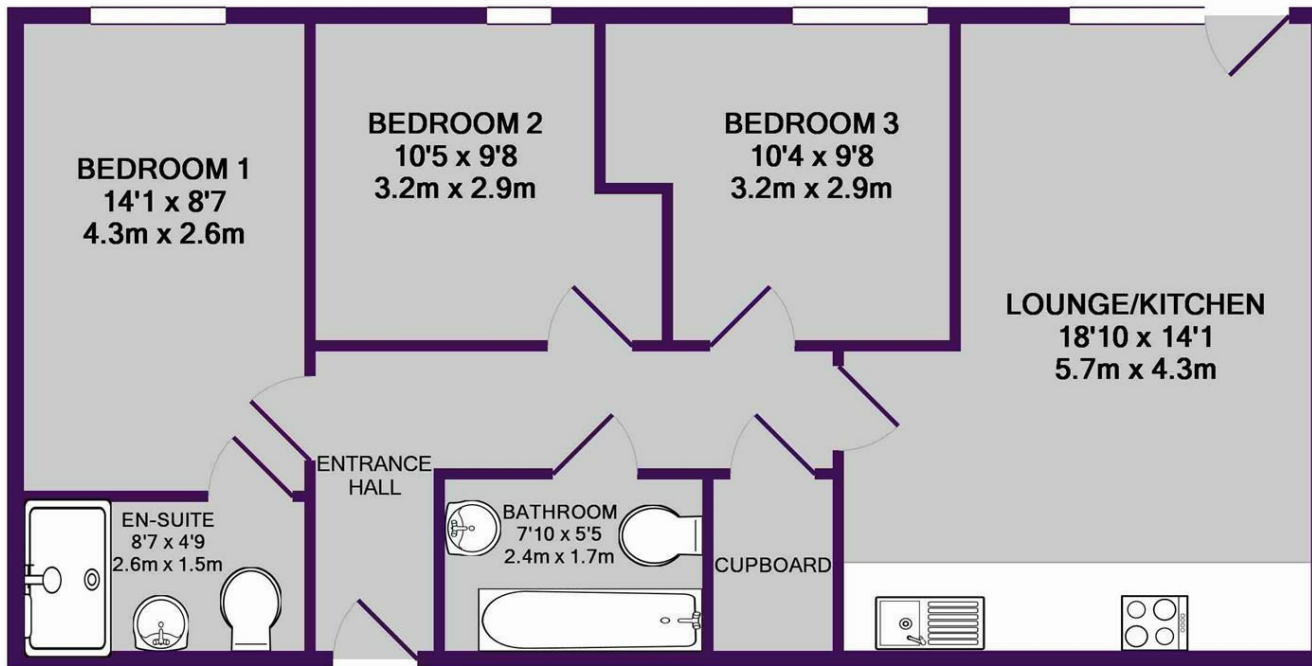
## En-suite bathroom

8'6" x 4'11" (2.6 x 1.5)

Three piece bathroom suite, entrance from the master bedroom.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

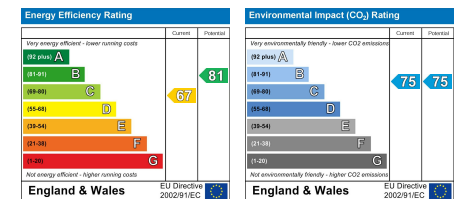
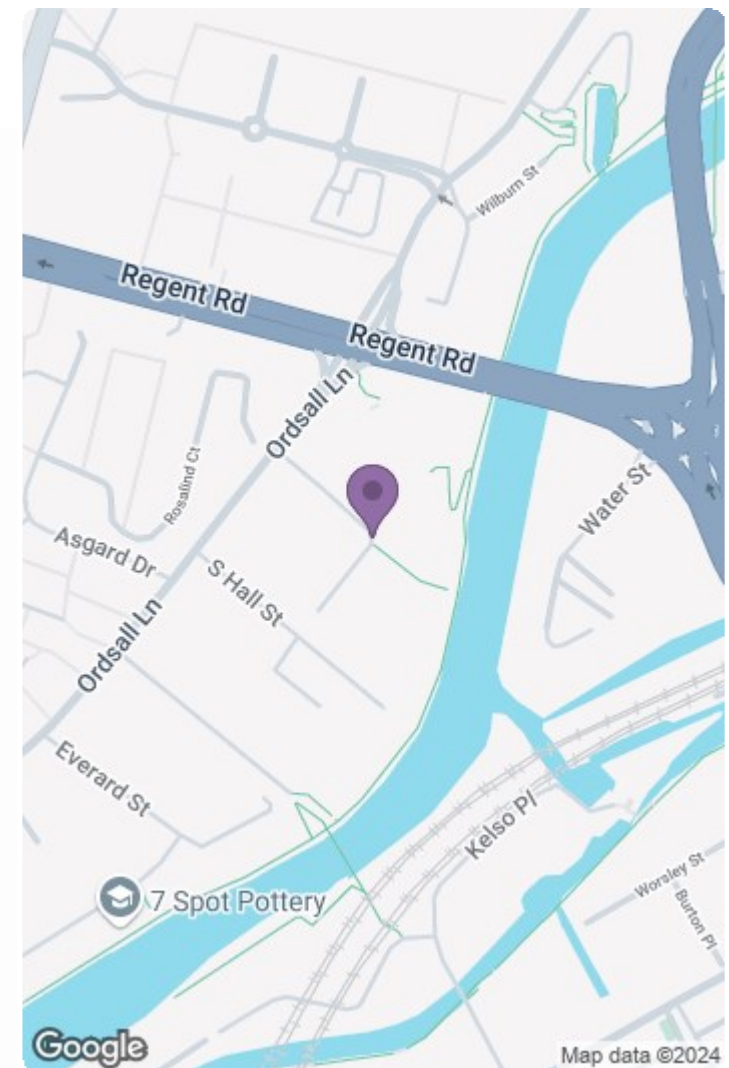




TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.5 SQ.M.)

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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