



Delta Point, Greengat West, Salford

Offers In Excess Of £165,000

Buy To Let Only - Tenanted Until October 2025

Delta Point offers the ideal combination of design and location: stylish and spacious, with plenty of local amenities and the bustling city centre close by.

Inside your apartment you'll find a swish interior with a spacious open-plan kitchen/lounge and plenty of room to stretch your legs. Your apartment will benefit from a Juliette balcony and windows galore, so you'll benefit from plenty of light and can enjoy the breeze and buzz of the city. You'll also find two double bedrooms - one of which comes with an ensuite - and a spacious master bathroom too.

Delta Point is in the perfect location and is surrounded by a wonderful blend of cafes and restaurants. Take a walk further down the road and you'll find yourself in Spinningfields, packed full of bars, pubs, shops and everything else the city centre has to offer.

*Please Note: The photos used in this advertisement are marketing images, so the fittings and layout may vary.

Service charge £1915 pa



Hallway

Wall mounted electric heater. Airing cupboard with plumbing for an automatic washing machine and water tank. Doors to:

Kitchen / Living Room

Double glazed windows, double glazed doors opening to Juliet balcony. Wood effect laminate flooring. wall mounted electric heater.

The kitchen area is furnished with wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer unit with mixer tap.

Space for a fridge freezer. Integrated cooker and electric hob with extractor hood over.

Master Bedroom

Double glazed window, wall mounted electric heater. Door to the en-suite shower room:

En Suite Shower Room

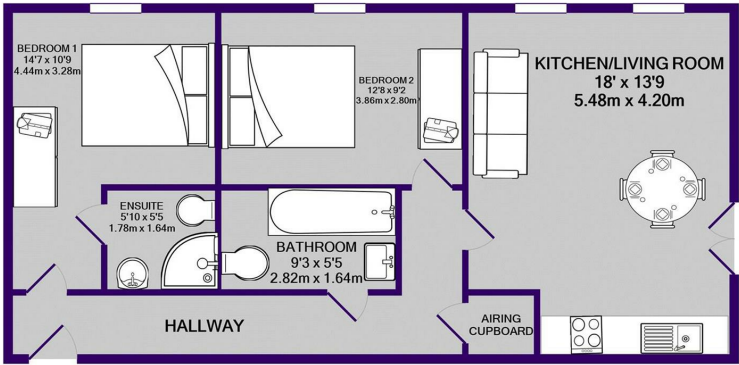
Furnished with a three piece suite comprising: Wall mounted wash hand basin, low level WC and a walk in shower unit with wall mounted mixer shower.

Bedroom Two

Double glazed window, wall mounted electric heater.

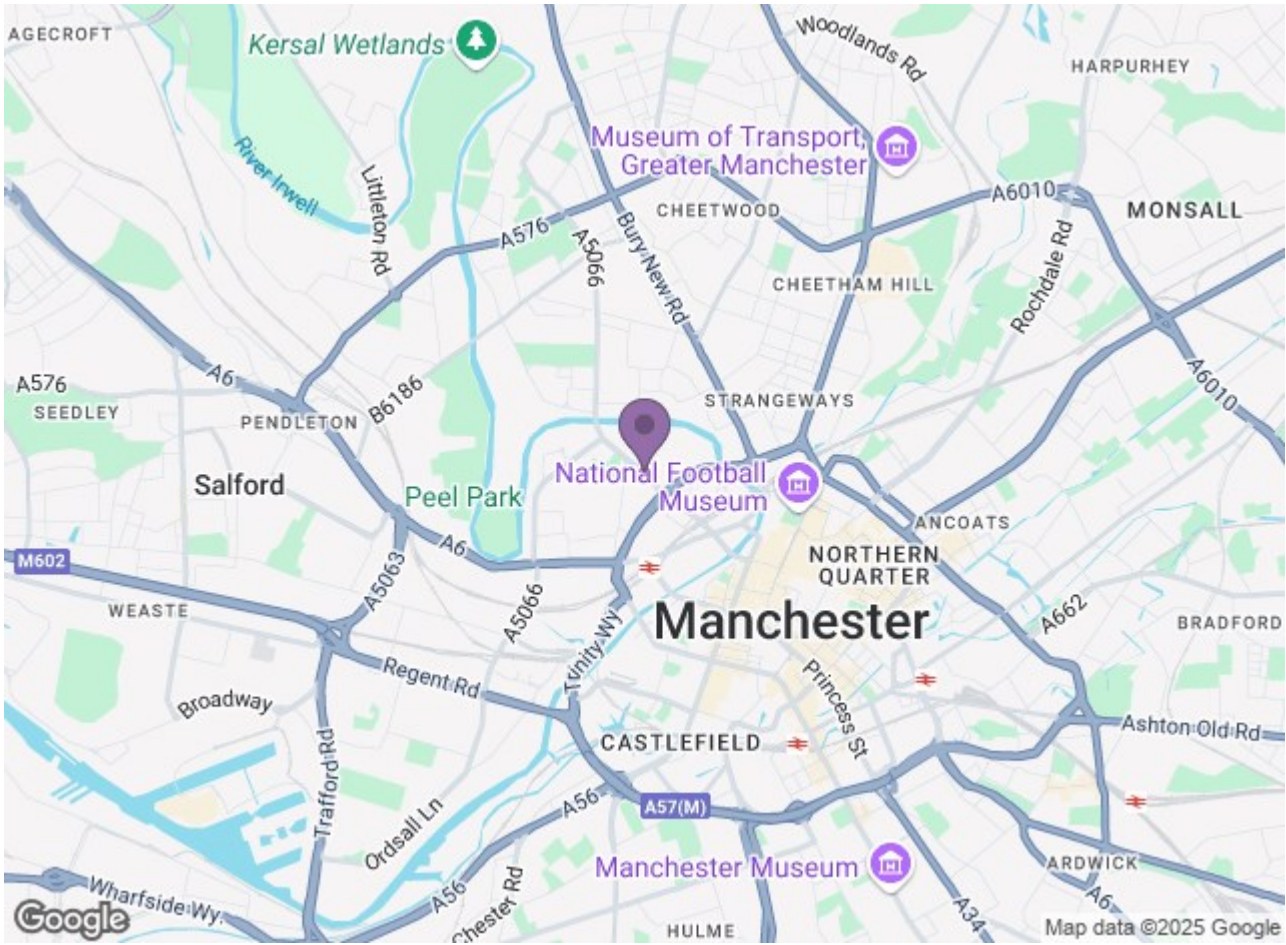
Bathroom

Furnished with a panelled bath with wall mounted mixer shower over, low level WC and a pedestal wash hand basin. Tiled walls and tiled flooring.



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 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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Band	Score	Current	Target	Band	Score	Current	Target
A	92-100			A	1-10		
B	81-91			B	11-20		
C	69-80			C	21-30		
D	55-68			D	31-40		
E	39-54			E	41-50		
F	29-38			F	51-60		
G	1-28			G	61-70		
England & Wales				England & Wales			
EPC Rating: 70				EPC Rating: 70			