

C&R

Commercial & Residential

Properties

£165,000

Linen Court, Trinity Riverside, Salford, M3 6JC



 2

Bedrooms

 1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990 



Offered to the market with no onward chain. C & R City are delighted to bring to the market this well presented, spacious two bedroom ground floor apartment situated on Linen Court, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with storage cupboard, a bright and spacious lounge/dining area with patio doors leading to rear, a fully fitted kitchen with built in oven with hob over, two spacious double bedrooms and a three piece bathroom suite. The property is situated on the ground floor with access to parking and communal bin storage and recycling points. All the work has been finished to a good standard and kept to a neutral décor throughout making it the perfect property to move into or rent out.

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Hallway 5.18m x 0.92m (17' x 3')

Wood laminate flooring, ceiling light, access to storage cupboard, intercom entry phone and electric heater.

Lounge & Dining Area 3.51m x 7.45m (11' 6" x 24' 5")

Double Glazed Patio Doors To Small Garden Area, Double Glazed Window To Front, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

Kitchen 2.34m x 2.68m (7' 8" x 8' 10")

Comprising wall and base units, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, ceiling lighting and ceiling extractor, Double glazed windows.

Master Bedroom 3.74m x 2.80m (12' 3" x 9' 2")

Spacious master bedroom, double glazed window, wood laminate flooring, electric wall heater & ceiling lighting.

Bedroom Two 2.93m x 2.63m (9' 7" x 8' 8")

Double glazed window, wood laminate flooring, electric wall heater and ceiling lighting.

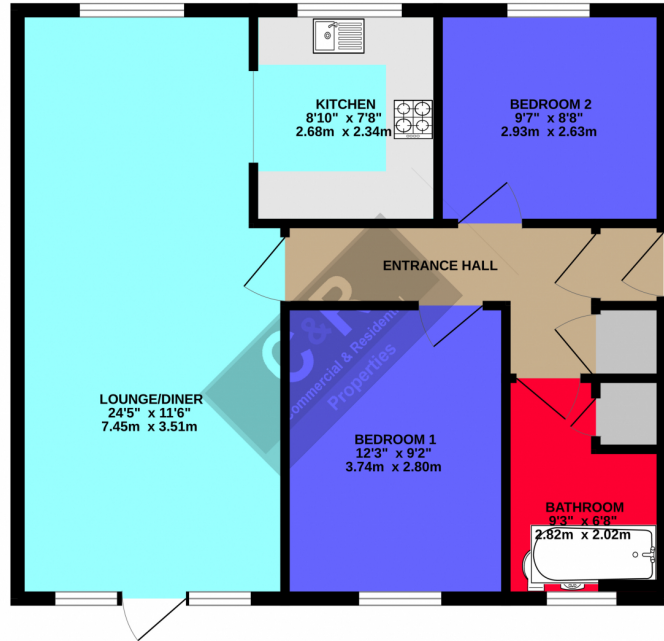
Bathroom 2.82m x 2.02m (9' 3" x 6' 8")

Accessed via the hallway, a three-piece bathroom suite comprising bath with shower attachment over, heater, WC, sink with mixer tap, part tiled walls, tiled flooring and ceiling extractor. Storage cupboard housing the boiler system.

Lease Information

Lease: 125 years from 10/07/1992. Service Charge: £193.44pcm inclusive of ground rent & buildings insurance.

GROUND FLOOR



C & R PROPERTIES

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Linen Court, Trinity Riverside, Salford, M3 6JG

