



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this spacious two double bedroom ground floor apartment situated on Blackburn Street, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with two storage areas (one housing the boiler), a bright and spacious 'L' shaped lounge which provides privacy between the lounge and dining area, 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 first floor with access to parking and communal bin storage and recycling points. This property would make an ideal first time purchase or buy to let investment opportunity with current rents attaining in region of £900-£950pcm.

C & R City are delighted to bring to the market this spacious two double bedroom ground floor apartment situated on Blackburn Street, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with two storage areas (one housing the boiler), a bright and spacious 'L' shaped lounge which provides privacy between the lounge and dining area, 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 first floor with access to parking and communal bin storage and recycling points. This property would make an ideal first time purchase or buy to let investment opportunity with current rents attaining in region of £900-£950pcm.

Location: Trinity Riverside is a very successful development, offering a full range of accommodation, from 1-bed apartments to 3-bed semi-detached houses. The development is located just on the edge of Manchester City Centre, only 10 - 15 minutes walking distance into the city centre along with good transport links in and out. The development itself has a nice mix of working professionals, families and students, with The University of Salford also being within walking distance. The property is walking distance from local primary schools, supermarkets, local pubs, Cafe's and gyms.

Hallway

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

Lounge / Diner *5.41m x 4.07m (17.75ft x 13.35ft)*

Two double glazed windows facing the front elevation, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

Kitchen *2.43m x 2.14m (7.97ft x 7.02ft)*

The kitchen comprises wall and base units, freestanding fridge/freezer, Washing machine, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, wood laminate flooring, ceiling lighting and ceiling extractor, double glazed window to side elevation.

Master Bedroom *3.33m x 3.02m (10.93ft x 9.91ft)*

Double glazed window to rear elevation providing scenic views over the river Irwell, grey carpeted flooring, grey feature wall and ceiling lighting.

Bedroom Two *3.28m x 3.01m (10.76ft x 9.88ft)*

Double glazed window to rear elevation providing scenic views over the river Irwell, grey carpeted flooring, electric wall heater and ceiling lighting.

Bathroom *1.68m x 2.43m (5.51ft x 7.97ft)*

Accessed via the hallway, a three-piece bathroom suite comprising bath with electric shower attachment over, heater, WC, sink with mixer tap, ceiling extractor.

General Info

Lease: 125 years from 10/07/1992. Service Charge Approx: £123.18pcm inclusive of ground rent & buildings insurance. Council Tax Band: A. EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



C & R PROPERTIES
 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
 Made with Metropix ©2022