

C&R

Commercial & Residential

Properties

£170,000

Poplar House, Salford, M5 3LE



 **2**
Bedrooms

 **2**
Bathrooms

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 pleased to bring to the market a well presented and spacious two bedroom duplex apartment in Poplar House, Salford, M5. The property comprises of an entrance hallway with double bedroom and wc to ground floor, to the first floor you will find a spacious open plan living/kitchen area with access to a private balcony, there is also a spacious master bedroom and three piece bathroom suite. The property also comes with the added benefit of one allocated parking space. The property is conveniently located just a short distance from Salford Quays & Manchester City Centre. Excellent transport links are also available.

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Open Plan Lounge/Kitchen *3.80m x 4.93m (12' 6" x 16' 2")*

Kitchen: Featuring modern fitted units with integral hob and oven. Benefits from space for a washing machine and fridge freezer. Complete with a ceiling light point, ceiling spotlights, electric radiator and laminate flooring. Lounge: Ceiling light point, tv point, carpet flooring, french doors to private balcony area.

WC *1.68m x 1.17m (5' 6" x 3' 10")*

Featuring a hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

Master Bedroom *3.80m x 3.26m (12' 6" x 10' 8")*

Complete with a ceiling light point, two double glazed windows and electric radiator. Fitted with carpet flooring.

Bedroom Two *3.80m x 2.36m (12' 6" x 7' 9")*

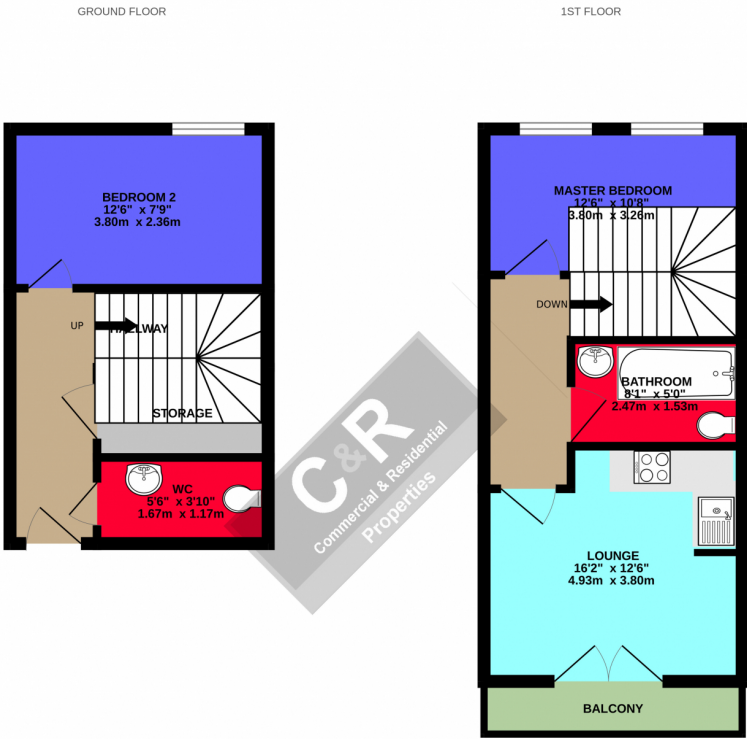
Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

Bathroom

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and tiled flooring.

External

Featuring a private balcony. Complete with communal entrance with secure fob and intercom access with communal lift.



C & R PROPERTIES

While every attempt has been made to ensure the accuracy of the Supplies 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	81	81
(69-80) C		
(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

Address: Poplar House, M5

