



**3**

Bedrooms



**1**

Bathroom





C & R City are proud to bring to the market this immaculately presented and fully renovated three-bedroom first 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 Juliette balcony providing scenic views over the River Irwell, a fully integrated and refitted kitchen, two spacious double bedrooms, master with Juliette balcony also providing scenic views over the River Irwell, a single bedroom/study and a modern refitted three piece bathroom suite.

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Location: Trinity Riverside is a purpose-built development offering a full range of properties, from 1 bed apartments to 3-bedroom semi-detached houses. The location is truly fantastic as you are only a short walk from Manchester City Centre & The University of Salford. The apartment is also just a short walk from Peel Park & The Meadow where you will find a 2.4km circular walk trail and is a popular trail for running and walking or just enjoying some solitude and taking in the views of The River Irwell. There are also 11 schools located within a one-mile radius of the property, most of which come with a good Ofsted rating. The property is also within walking distance to both Salford Central & Salford Crescent Stations.

**Hallway**

Spacious hallway providing access to all rooms other than the kitchen, intercom, access to storage cupboard. Black vinyl floor paint.

**Lounge** 4.79m x 3.49m (15' 9" x 11' 5")

Spacious and bright lounge comprising white panel door, black vinyl floor paint, newly installed WIFI enabled Adax electric radiator programmed via an app, tv points, range of sockets, French door opening to Juliette balcony providing scenic views over the River Irwell.

**Kitchen** 2.57m x 2.31m (8' 5" x 7' 7")

Newly fitted kitchen with a range of fitted base and wall units, integral fridge-freezer, integral Bosch oven, integral Bosch microwave, integral Samsung four ring induction hob, Integral Bosch Dishwasher, Integral Hoover washer dryer and sink unit with boiling water tap installed. Grey acrylic panel splash backs and pattern ceramic floor tiles. Window to front aspect.

**Master Bedroom** 3.78m x 3.75m (12' 5" x 12' 4")

Spacious and bright master bedroom comprising light grey carpet, built in wardrobe, range of sockets and newly installed Adax electric radiator. French door opening to Juliette balcony providing scenic views over the River Irwell.

**Bedroom Two** 3.52m x 3.19m (11' 7" x 10' 6")

Spacious and bright second double bedroom comprising light grey carpet, range of sockets and newly installed Adax electric radiator. Window providing scenic views over the River Irwell.

**Bedroom Three** 2.94m x 2.38m (9' 8" x 7' 10")

Light grey carpet, range of sockets and newly installed Adax electric radiator. Window to front aspect.

**Bathroom** 2.45m x 2.86m (8' x 9' 5")

Beautifully presented and newly installed three-piece bathroom suite comprising bath with shower attachment, low level WC and wash basin with built in cabinet. Pattern ceramic floor tiles, electric towel radiator, ceiling light point and window to front aspect. Cupboard housing the boiler.

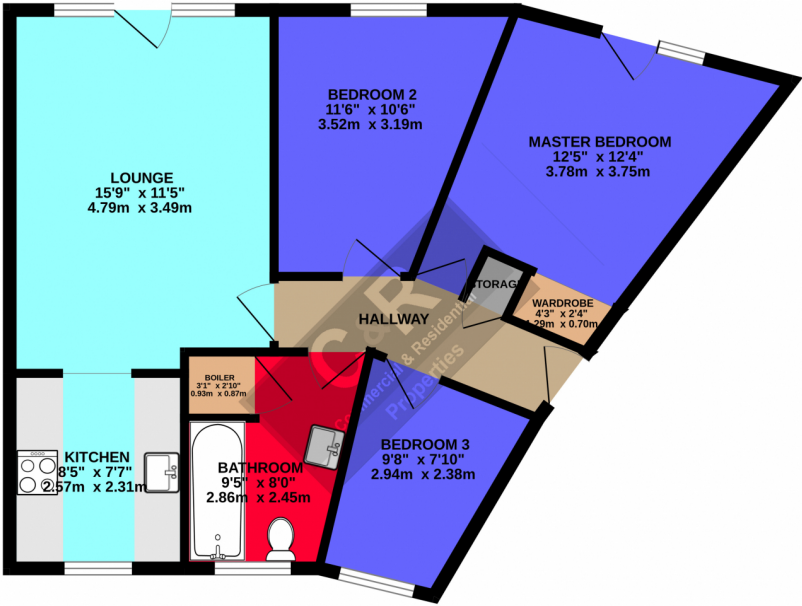
**General Information**

The building has recently gone through modernisation with communal areas revamped and new entrance doors installed which are fob access, intercom service is also

available to each apartment. Hyperoptic full fibre broadband is also installed within the building. Tenure: Leasehold: Years remaining on the lease: 92 years Service charge: £219.92pcm Ground Rent: Peppercorn



GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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