



 **3**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are proud to bring to the market this well presented three-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 a garden area, a spacious kitchen, two spacious double bedrooms, a single bedroom/study and a three piece bathroom suite. The property is situated on the ground-floor with access to one allocated parking space plus visitors parking, communal bin storage and recycling points.

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. Wood laminate flooring.

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

Spacious and bright lounge comprising white panel door, wood laminate floor, tv points, range of sockets, French doors opening to garden area.

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

Fitted kitchen with a range of fitted base and wall units, space for freestanding fridge freezer and washing machine, built in oven with overhead hob, sink unit. Double glazed window to front and side aspect.

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

Spacious and bright master bedroom comprising wood laminate flooring, built in wardrobe, range of sockets and radiator. Double Glazed window to rear aspect.

Bedroom Two *3.52m x 3.10m (11' 7" x 10' 2")*

Spacious and bright second bedroom comprising wood laminate flooring, range of sockets and radiator. Double Glazed window to rear aspect.

Bedroom Three

Single bedroom comprising of wood laminate flooring, ceiling light point, range of sockets and radiator, double glazed window to front aspect.

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

Three-piece bathroom suite comprising bath with shower attachment, low level WC and wash basin, electric towel radiator, double glazed window to front aspect. Cupboard housing the boiler.

General information

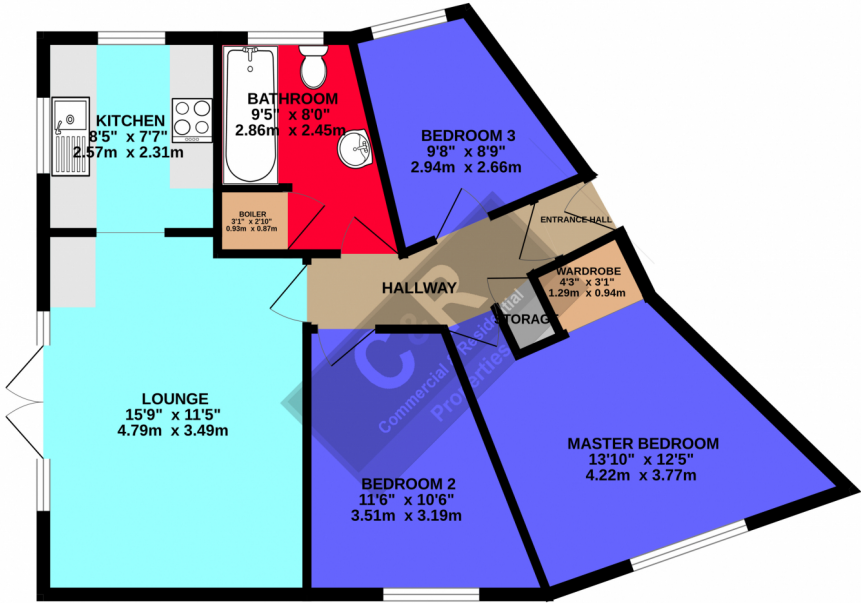
The building has recently gone through modernisation with communal areas revamped and new entrance doors installed which are fob access, intercom service is also available to each apartment. Hyperoptic full fibre broadband is also installed within the building. Tenure: Leasehold: Years remaining on the lease: 92 years Service charge: £2639 per annum. Ground Rent: Peppercorn

Agent Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition

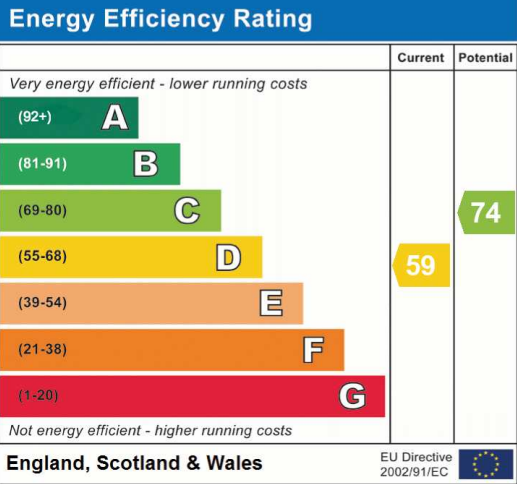
and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

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

