



 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this immaculately presented Two bedroom property on the popular Trinity Riverside Development. This well presented home briefly comprises of a good sized lounge & refitted dining kitchen. To the 1st floor are two bedrooms as well as a fitted bathroom suite. Externally you will find a beautifully presented garden which is part paved, part stone, part decked to the rear and to the front of the property you will find parking. This property would be an ideal purchase for a first time buyer or buy to let investor.

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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 property 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.

Entrance Hall *1.51m x 1.14m (4' 11" x 3' 9")*

Upvc double glazed window to side aspect. Fuse Box. Ceiling light point.

Lounge *4.75m x 3.63m (15' 7" x 11' 11")*

Paneled door. Upvc Window to front elevation. Range of power points. Wood laminate flooring, under stairs storage, stairs to 1st floor.

Dining Kitchen *2.98m x 3.61m (9' 9" x 11' 10")*

Paneled door. Recently refitted modern kitchen consisting range of floor and wall units with beach coloured worktops and red tile splashbacks. Inset sink with chrome mixer tap. Integrated four ring electric hob with extractor hood over, built in electric oven, space for washing machine and fridge freezer. Wood laminate flooring, Upvc double glazed window to rear aspect and french doors leading to a beautifully presented garden.

Master Bedroom *3.64m x 2.75m (11' 11" x 9')*

Paneled door. Double sized bedroom with UPVC window overlooking the rear elavation. Ceiling light point and a range of power points. Carpet flooring.

Bedroom Two *3.64m x 2.17m (11' 11" x 7' 1")*

Paneled door. Double sized bedroom with UPVC window overlooking the front elevation. Ceiling light point and a range of power points.

Bathroom *2.73m x 1.40m (8' 11" x 4' 7")*

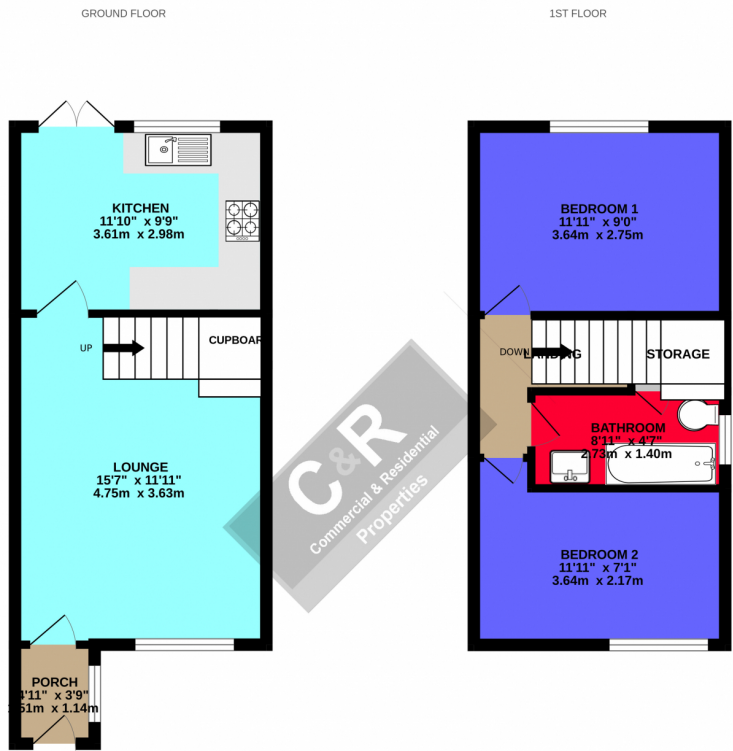
Paneled door. Three piece suite consisting of a low level W.C a pedestal sink and a bath with over hanging shower, access to storage area.

General information

967 years remaining on the lease. Service charges - £30.57 pcm inclusive of buildings insurance. Ground rent is Peppercorn. Building management is Onward Homes.

Agent Notes.

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