

**C&R**

Commercial & Residential

Properties

**£160,000**

**Velour Close, Salford, M3 6AP**



**2**

**Bedrooms**



**1**

**Bathroom**

**Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |**  
**[enquiries@candrproperties.co.uk](mailto:enquiries@candrproperties.co.uk)**

**0161 227 9990**



C & R City are delighted to bring to the market this well-presented two-bedroom ground floor apartment, located on Velour Close within the popular Trinity Riverside development, Salford, M3. The accommodation briefly comprises a welcoming entrance hallway with a useful storage cupboard, a bright and spacious lounge/dining area with French doors opening onto a patio area, a fitted kitchen, two generously sized double bedrooms, and a three-piece bathroom suite. The property benefits from its ground floor position and includes parking, communal bin storage, and recycling facilities.

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Location: Trinity Riverside is a purpose-built residential development offering a range of properties from one-bedroom apartments to three-bedroom semi-detached houses. The location is truly exceptional, situated within walking distance of Manchester City Centre and the University of Salford.

The apartment is also just a short stroll from Peel Park and The Meadow, home to a scenic 2.4km circular walking and running trail along the River Irwell – ideal for outdoor enthusiasts or those seeking peaceful green spaces.

There are 11 schools within a one-mile radius of the property, many of which hold good Ofsted ratings. Excellent transport links are close by, with both Salford Central and Salford Crescent train stations within walking distance.

**Lounge** *4.29m x 5.41m (14' 1" x 17' 9")*

French doors leading to patio garden area, double glazed window facing the front elevation, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

**Kitchen** *2.20m x 2.44m (7' 3" x 8' )*

Comprising of 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, tiled splashback, ceiling lighting and ceiling extractor.

**Bedroom One** *3.01m x 3.33m (9' 11" x 10' 11")*

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

**Bedroom Two** *3.02m x 3.29m (9' 11" x 10' 10")*

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

**Bathroom** *2.48m x 1.68m (8' 2" x 5' 6")*

Three-piece bathroom suite comprising bath with electric shower attachment over, WC, sink with mixer tap, ceiling extractor. Partially tiled walls.

**General Information**

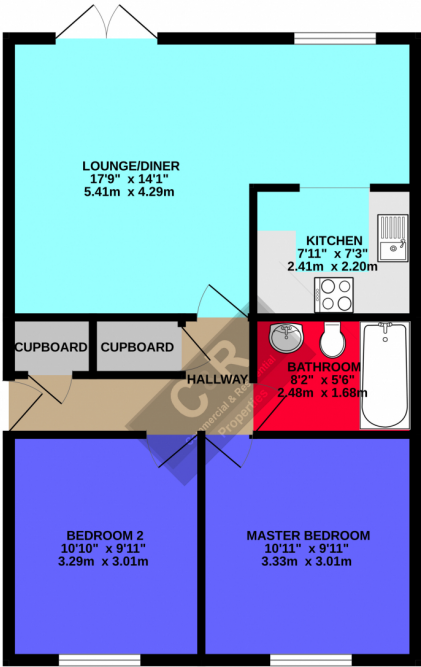
The building has recently gone through modernisation with communal areas revamped and new entrance doors installed which are fob access, intercom service is also available to each apartment. Hyperoptic full fibre broadband is also installed within the building. Tenure: Leasehold: Years remaining on the lease: 91 years Service charge: £2121 per annum. Ground Rent: Peppercorn.

**Agents 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 misstatement. 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		
(69-80) C	78	81
(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: Velour Close, Salford, M3 6AP

