



3 Old Court House, Salford, M3 6FJ  
**£275,000**



Spread over three floors and forming part of a historic courthouse nestled within a quiet leafy location behind the old Salford Royal Hospital, is this stunning two bedroom duplex apartment with additional mezzanine level. The beautifully presented residence embodies a unique blend of heritage and contemporary living. It's a stone's throw from a selection of shops, bars and restaurants along Chapel Street and is a short walk from Deansgate and Spinningfields as well as a number of transport links. The highly regarded development is accessed via an impressive entrance on Encombe Place and offers easy access to the property which boasts original features, a spacious open plan living room leading to a stylish kitchen with dining area and a mezzanine level above which is currently used as office space. On the lower level there is a hall with storage space and two double bedrooms, one with fitted wardrobes and the other with a modern en suite shower room. Communal residents parking available. Viewings essential. EPC rating (D)

- Residents Parking Space Included
- Two Double Bedrooms
- Original Features Throughout
- Close to Peel Park, Salford Crescent Train Station & Salford University
- Highly Regarded Period Conversion
- Impressive Duplex Apartment + Mezzanine
- Modern Bathroom + En Suite Shower Room
- Short Walk from Deansgate & Spinningfields
- Spacious & Beautifully Presented Accommodation
- Stylish Kitchen with Integrated Appliances & Dining Area

