



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hulme Street, Salford, M5 4ZB

£240,000

EXQUISITE APARTMENT IN SALFORD

Welcome to this stunning one-bedroom apartment located on Hulme Street in the vibrant area of Salford. This delightful property is perfect for a young couple or an independent individual seeking a modern and comfortable living space.

As you enter, you will be greeted by a spacious open-plan kitchen and living area, which is designed to create a warm and inviting atmosphere. The living space features a door that leads out to a charming balcony, ideal for enjoying your morning coffee or unwinding after a long day.

The apartment boasts a contemporary three-piece bathroom suite, providing both style and functionality. Every corner of this home has been thoughtfully designed to ensure it is move-in ready, allowing you to settle in with ease.

Additionally, the property includes secure allocated parking in a car park, offering peace of mind for those with a vehicle.

This apartment is not just a place to live; it is a lifestyle choice, combining modern amenities with a convenient location. Do not miss the opportunity to make this beautiful apartment your new home.

Hulme Street, Salford, M5 4ZB
£240,000

 1  1  1  B

- Stunning Apartment
 - Contemporary Fitted Kitchen
 - Secure Allocated Parking
 - EPC Rating
- One Bedroom
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Community Amenities
 - Council Tax Band

Entrance Hall
13'5 x 4'8 (4.09m x 1.42m)
Hardwood front door, aluminium double glazed window, spotlights, fitted storage, open to open plan kitchen/living area, doors to bedroom one and bathroom.

Open Plan Kitchen/Living Area
23'0 x 18'8 (7.01m x 5.69m)
Four aluminium double glazed windows, electric radiator, range of wall and base units with quartz work surfaces, central island with breakfast bar, inset stainless steel sink with mixer tap, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, integrated dishwasher, television point, spotlights, part tiled flooring and aluminium double glazed door to balcony.

Bedroom One
13'0 x 10'8 (3.96m x 3.25m)
Two aluminium double glazed windows, electric radiator, spotlights and fitted wardrobe.

Bathroom
6'5 x 6'5 (1.96m x 1.96m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer yap, panel bath with mixer tap and over head direct feed shower, spotlights, extractor fan, partially tiled elevations and tiled flooring.

External
Secure allocated parking.



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