



RESIDE  
—  
MANCHESTER



Mews 18-19 Shale Lane  
Middlewood Locks, Salford, M3 2JU

**£2,000 PCM**



## Mews 18 16 Shale Lane

Middlewood Locks, Salford, M5 4DF

This beautiful 2-bedroom, 1-bathroom mews house has been thoughtfully designed and finished to a high specification throughout, with a fully fitted kitchen with integrated appliances, contemporary bathroom, double-glazed windows, and access to a secure parcel system.

The home further benefits from a spacious private terrace, providing the perfect outdoor spaces to relax or entertain.

The property is offered unfurnished, giving you the freedom to furnish and style the home to suit your own taste.

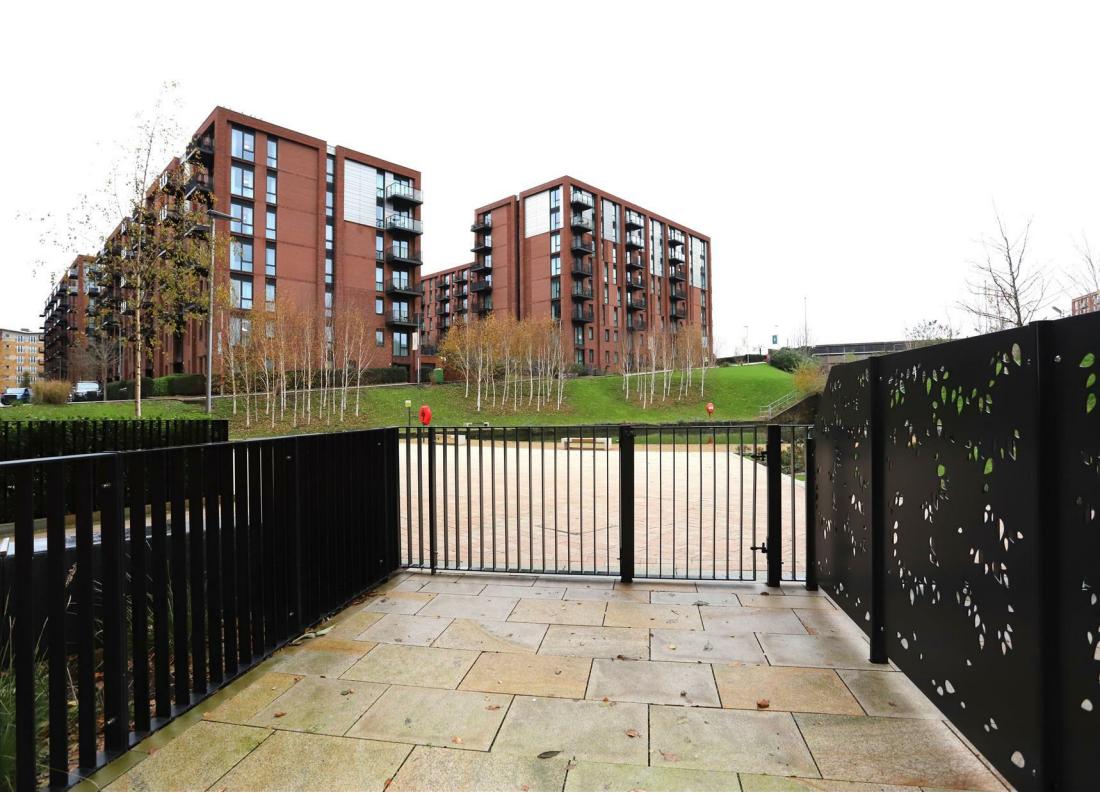
With a vibrant waterside setting and landscaped green spaces, The Railings offers the perfect blend of modern living and community feel.

An undercroft allocated parking space available at an extra cost.

Call our rentals team on 0161 837 2840 today to register your interest and be among the first to secure a home in this exciting new development.

- Brand New Mews House
- Two Double Bedrooms, One Bathroom
- Offered Unfurnished
- Canalside Neighbourhood
- Available Immediately
- EPC Rating C
- Secure Parcel System
- 10 Minute Walk Into Manchester City Centre
- Spacious Terrace
- Parking Available At Additional Cost

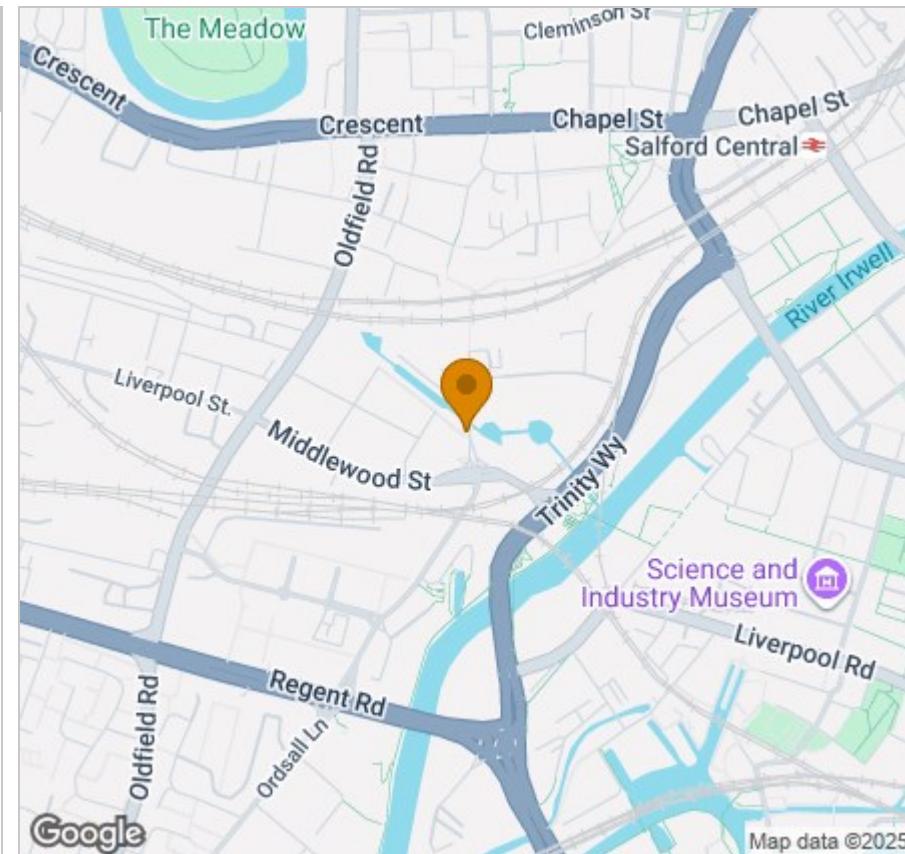




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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