



RESIDE
MANCHESTER



8 Shale Lane
Middlewood Locks, Salford, M5 4BQ

£2,000 PCM

 2  1  1  c

8 Shale Lane

Middlewood Locks, Salford, M5 4BQ

This beautifully presented two-bedroom, one-bathroom mews house has been carefully designed and finished to an exceptional standard throughout. It features a fully fitted kitchen with integrated appliances, a sleek contemporary bathroom, double-glazed windows, and access to a secure parcel system.

The property also boasts a generous private terrace, offering an ideal outdoor space for relaxing or entertaining guests.

Offered unfurnished, the home provides the flexibility to furnish and style the interiors to reflect your personal taste.

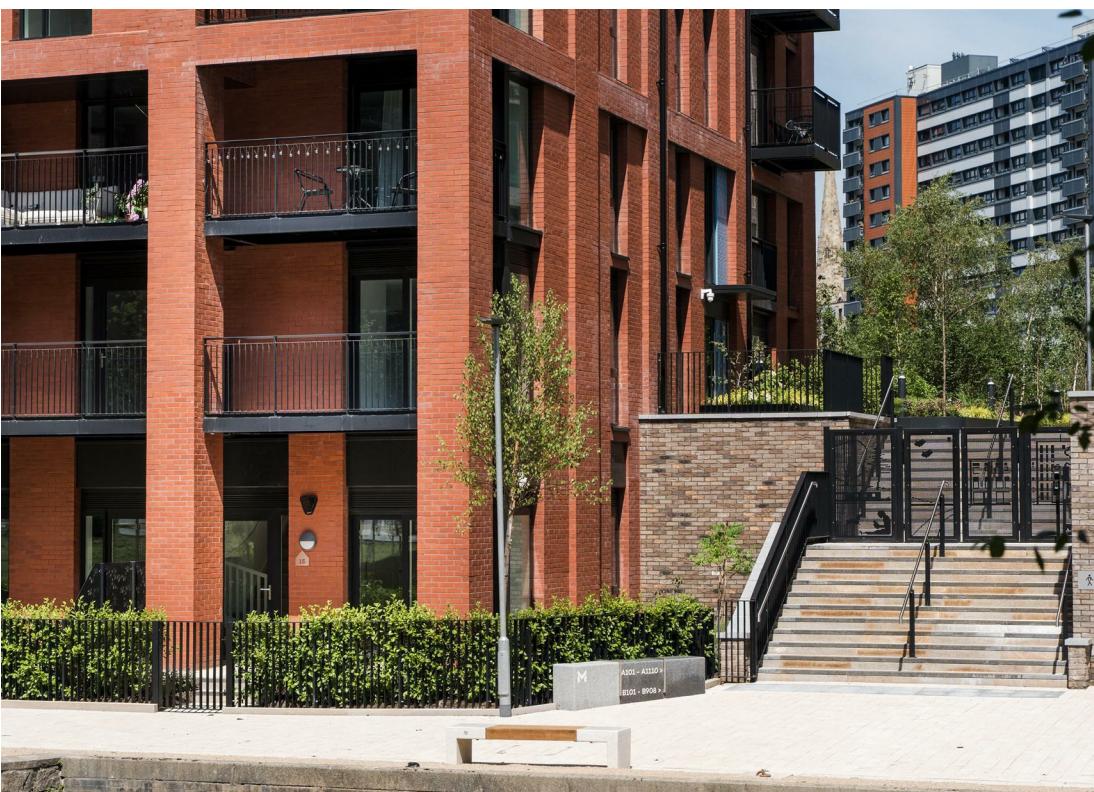
Set within a vibrant waterside location surrounded by landscaped green spaces, The Railings perfectly combines modern living with a strong sense of community.

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

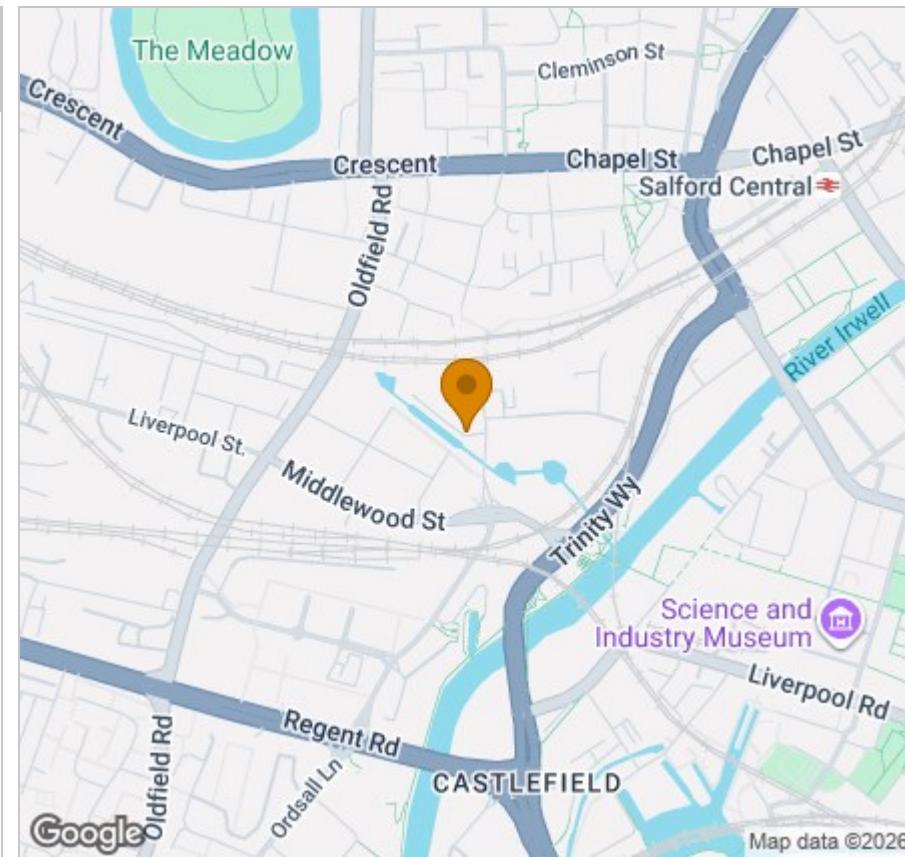




Floor Plan



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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.reside-property.com