



4 Hulme Street | Salford | M5 4ZF

Offers Over £259,000

The
**GOOD
ESTATE**
AGENCY

4 Hulme Street |
Salford | M5 4ZF
Offers Over £259,000

2 BED, 2 BATH APARTMENT WITH BALCONY. Welcome to this modern apartment located on Local Crescent, Hulme Street, Salford. Built in 2020, this stylish residence offers a contemporary living experience with a generous 700 square feet of space.

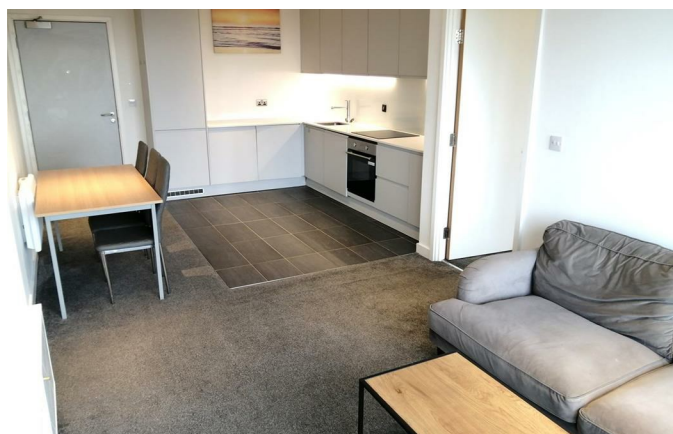
As you enter, you will find a spacious open-plan living area that seamlessly combines comfort and functionality, perfect for both relaxation and entertaining. The apartment features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. The bathrooms are fitted with high-quality Vitra fixtures, providing a touch of luxury to your daily routine.

One of the standout features of this property is the delightful balcony, situated on the 14th floor, which offers stunning views of the surrounding area. The building boasts a 24/7 concierge service, ensuring your needs are met at any time, along with convenient amenities such as a laundrette and secure bike storage.

For those who enjoy leisure activities, the heated pool & spa is an excellent addition, providing a perfect spot to unwind after a busy day. The facilities a sauna, steam room, solarium and full functioning gymnasium.

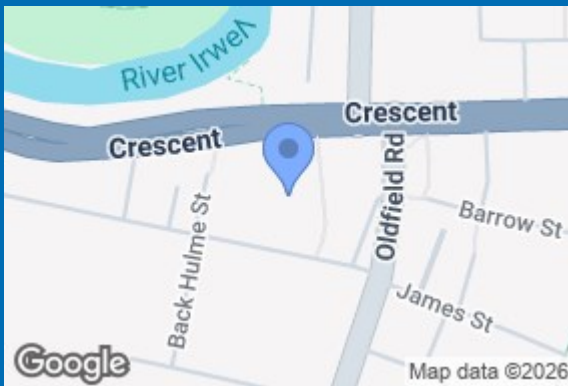
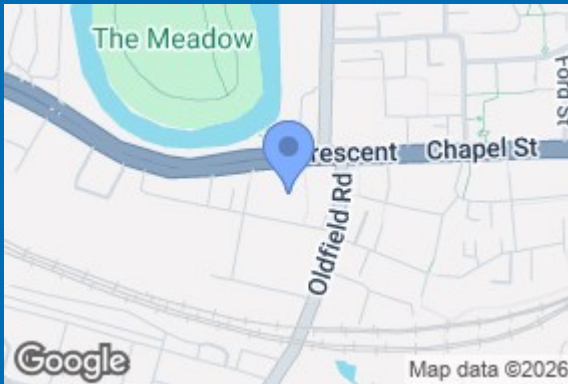
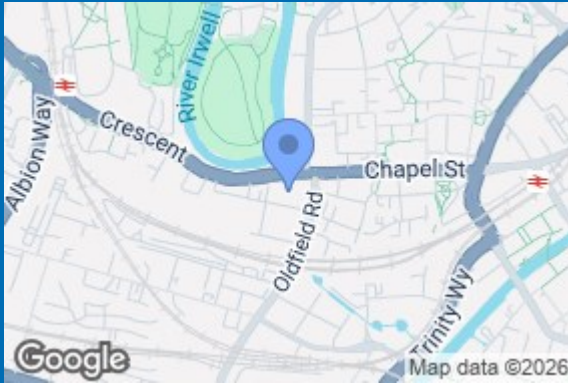
In addition, there is a rooftop garden, courtyard garden & cinema room, making this development one of the best in the city for its residents' amenities.

Situated just a short walk from Manchester city centre, this apartment offers the ideal blend of urban living and modern comforts. Whether you are a first-time buyer or looking for a rental opportunity, this property is sure to impress with its prime location and contemporary features. Don't miss the chance to make this exceptional apartment your new home.



- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE TO MASTER BEDROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 14TH FLOOR
- 700 SQ FT
- BALCONY
- 24 HOUR CONCIERGE, RESIDENTS' LOUNGE, LAUNDRETTE
- HEATED POOL & SPA INCLUDING SAUNA & STEAMROOM, GYMNASIUM
- ROOFTOP GARDEN & COURTYARD GARDEN, SECURE BIKE STORAGE
- LOCATED ONLY A SHORT WALK TO THE CITY CENTRE & SALFORD UNIVERSITY





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B		83	83
(10-10) C			
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk