

C&R

Commercial & Residential

Properties

£147,000

Lockett Gardens, Salford, M3 6BJ



1

Bedroom



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are delighted to present this beautifully maintained and generously proportioned one-bedroom ground floor apartment, ideally positioned within the sought-after Lockett Gardens development in Salford, M3. Set behind secure electric gates and nestled within attractive, well-kept communal gardens, the property offers a peaceful residential setting while remaining within easy reach of the vibrant amenities of Spinningfields, known for its wide selection of restaurants, bars and retail outlets.

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The accommodation is both light-filled and well laid out, comprising a welcoming entrance hallway with a useful storage cupboard, leading through to a spacious lounge area which benefits from direct access to a private balcony. The refitted kitchen enjoys an abundance of natural light and has been thoughtfully designed to maximise both style and functionality. The property further boasts a well proportioned double bedroom and a contemporary, re-fitted bathroom suite finished to a high standard.

Conveniently located within close proximity to the University of Salford and just a short walk from Salford Central railway station, the apartment is perfectly suited to professionals, first-time buyers, or investors alike. Externally, the property benefits from an allocated parking space situated directly outside plus visitors parking , adding further practicality to this already appealing home.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge *5.50m x 3.20m (18.04ft x 10.50ft)*

Wood Laminate flooring. Electric wall heater. TV and Telephone point. Double Glazed Window To Front Elevation. Access To Private Balcony.

Kitchen *3.10m x 2.50m (10.17ft x 8.20ft)*

Refitted Kitchen with a range of wall and base units with work top over. Breakfast bar. Sink with mixer tap. Space for freestanding fridge/freezer, washing machine and cooker. Double Glazed Window To Rear Elevation Overlooking Well Maintained Communal Gardens.

Master Bedroom *4.30m x 3.10m (14.11ft x 10.17ft)*

Spacious Master Bedroom, Two Double Glazed Windows To The Rear Elevation Overlooking Well Maintained Communal Gardens. Electric wall heater. Carpet Flooring. Tv Point.

Bathroom *3.60m x 2.20m (11.81ft x 7.22ft)*

Re-Fitted Bathroom, Low Level W/C. Bath With Overhead Shower, Sink With Mixer Tap. Storage Cupboard Housing A Water Tank. Double Glazed Window To Front Elevation.

Balcony *1.22m x 2.29m (4.00ft x 7.51ft)*

Accessed From The Lounge You Will Find A Private South Facing Balcony Surrounded By A Lawned Area.

General Information

88 years remaining on the lease. Service charge Approx £170pcm. Ground rent: Peppercorn (£0). Council Tax Band A. EPC Rating D.

Agents Notes

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Thinking of selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our offices, and we'll be happy to schedule an appointment at a time that suits you



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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