

RESIDE  
—  
MANCHESTER



A101 Railings 5 Shale Lane  
Middlewood Locks, Salford, M5 4BU

**£1,550 PCM**

 2  1  1  B

## A101 Railings 5 Shale Lane

Middlewood Locks, Salford, M5 4BU

Limited-Time Offer - Enjoy one month rent free on this unit for move-ins through the end of February!

Middlewood Locks is an award-winning canalside neighbourhood, and we are excited to introduce the new phase, now available to rent with immediate move-ins.

This furnished 2-bedroom, 1-bathroom apartment has been thoughtfully designed and offers a high specification throughout, including a fully fitted kitchen with integrated appliances, contemporary bathrooms, double-glazed windows, and access to a secure parcel system.

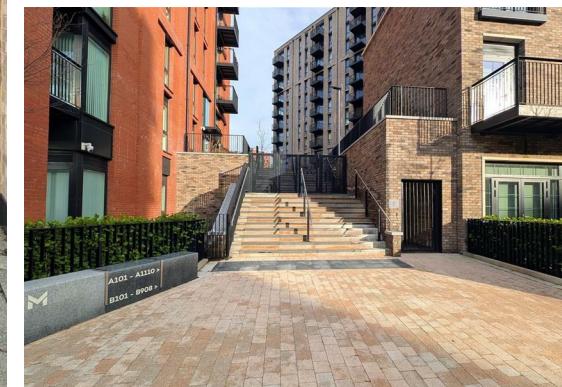
The property also benefits from a small private garden, perfect for enjoying the outdoors or relaxing waterside.

Set within a vibrant canalside community with green public spaces, this apartment offers a stylish and convenient lifestyle in a sought-after location.

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

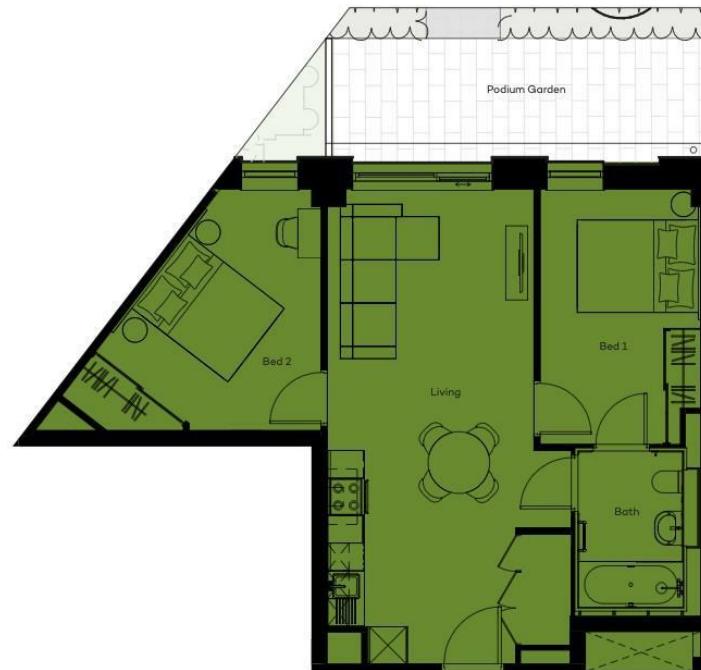
- Brand New Development
- Two Double Bedroom, One Bathroom
- Fully Furnished With Brand New Furniture
- Canalside Neighbourhood
- Available Immediately
- EPC Rating B
- Secure Parcel System
- 10 Minute Walk Into Manchester City Centre
- Private Garden
- Parking Available At £150 Per Month





## Floor Plan

# 2 BED PODIUM GARDEN

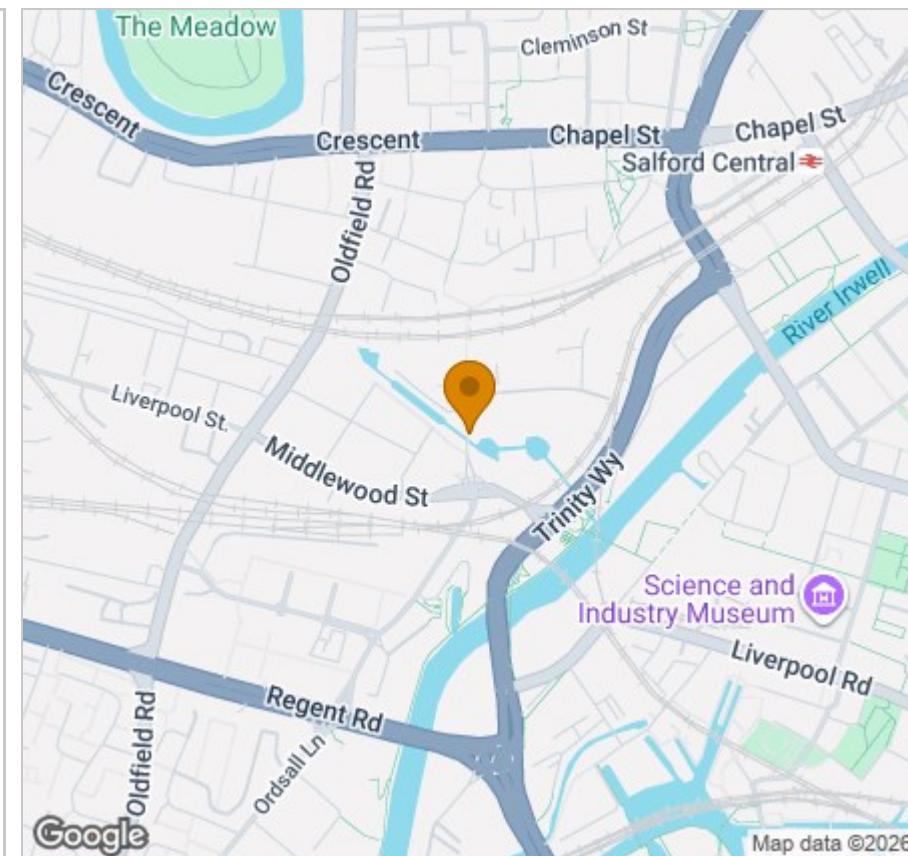


**APARTMENT A101 - BLOCK A**

## 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.

## 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		

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.

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