



Apt 9 Trinity Court, Cleminson Street, Salford, M3 6DX

Welcome to this very well presented two bedroom apartment found on the second floor of the Trinity Court development, Salford. The property has recently gone through a complete renovation with a brand new kitchen with integrated appliances, updated utility room, modern attractive bathroom suite and the lounge has new flooring and a Juliet balcony, the property also benefits from two double bedrooms. An ideal first time buyer property and within easy reach of Salford Central Station. Parking included. No Chain.

Offers Around £200,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Trinity Court is situated in a convenient location, offering easy access to local amenities, transport links, and the bustling city life of Salford. Whether you are looking to explore the nearby parks, enjoy shopping, or dine at local restaurants, this property places you at the heart of it all.

Entrance Hallway

Leads to all rooms, laminate flooring, electric smart heater, spot lighting, storage room housing hot water storage heater.

Kitchen

10'5" x 7'0"

Brand new kitchen with matt green wall and base units with contrasting tiled splashback and complimentary white kitchen worktop, there are also brand new integrated dishwasher, Oven / Hob, microwave, composite granite sink with mixer, double glazed UPVC window, laminate flooring.

Lounge

14'11" x 10'2"

Laminate flooring, with electric smart heater, contrast painted walls, spot lighting and Juliet balcony.

Bedroom One

12'3" x 12'6"

Laminate flooring, smart electric heater, double glazed UPVC window.

Bedroom Two

11'1" x 6'5"

Laminate flooring, smart electric heater, double glazed UPVC window.

Bathroom

6'3" x 7'1"

This luxury fitted three piece suite with shower and mixer over the

bath, part tiled , wash hand basin and W.C, spot lighting, heated towel rail.

Externally

Gated parking space.

Additional information

Service charges - £1,654.80

Lease - 999 years from 1996

Ground Rent - £00.00

Council Tax Band - B

EPC- D

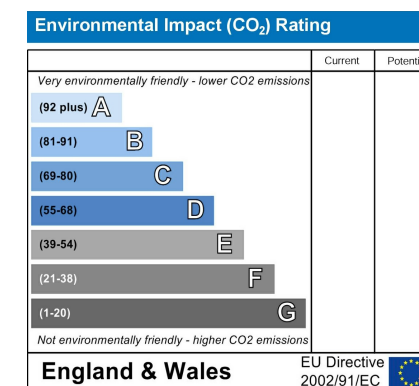
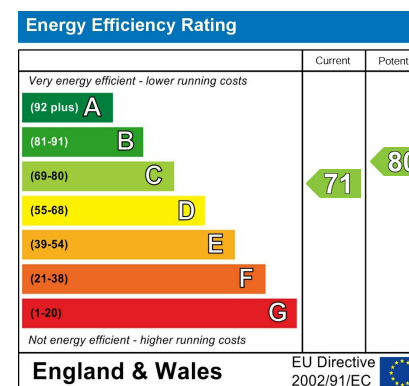
Managing Agent - HML

Agents Notes

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