



RESIDE
—
MANCHESTER



B407 Railings 6 Shale Lane
Salford, M5 4DF

Asking Price £334,000



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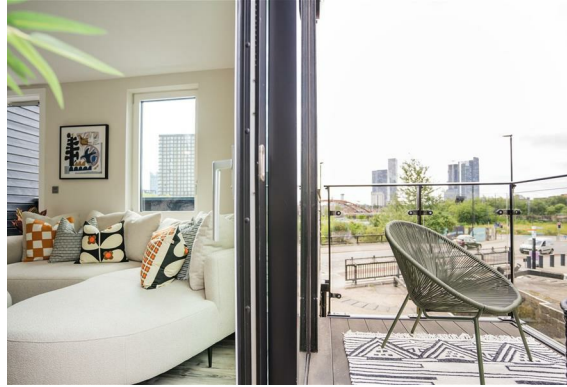
Middlewood Locks is an award-winning canalside neighbourhood and we are pleased to introduce the new phase, now available for purchase with immediate occupation.

Railings has been thoughtfully designed and features traditional brick and high spec apartments, equipped with fully fitted kitchens and integrated appliances, contemporary bathrooms, double glazed windows and visual audio intercoms.

With a vibrant waterside setting and green public spaces, it brings an exciting addition to the neighbourhood.

Parking is available at Middlewood Locks at an additional cost.

Please call the sales team on 0161 837 2840 to book an appointment.



Specification

- Living Area
Vinyl flooring
Aluminium powder coated double glazed windows
Telephone and TV point to living area
Stainless steel sockets and switches

- Kitchen

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
Splashback Quartz composite
Quartz composite worktops
LED lights below wall mounted units
Integrated recycling bins
Branded integrated combination oven and electric touch control induction hob with extractor
Integrated dishwasher
Built in fridge freezer
Integrated Microwave
Freestanding washer/dryer in a separate utility cupboard
Stainless steel undermount sink with chrome finish mixer tap

- Bedroom

Carpeted
Pendant light
Fitted wardrobes
TV point in primary bedroom

- Bathroom

Porcelain tiles
Contemporary white enamel bath with wall fixed shower head and fitted shower screen
Wall hung toilet and basin
Chrome brassware
Chrome heated towel rail
Partially ceramic tiled walls
Mirrored bathroom cabinet with LED downlights above sink

lighters above sink
Shaver point
Recessed LED spot lighting
Integrated extraction ventilation system

- En-Suite

Walk in shower with fixed shower screen
Ceiling mounted rain shower
Wall hung toilet and basin
Chrome brassware
Chrome heated towel rail
Partially ceramic tiled walls
Mirrored bathroom cabinet with LED downlights above sink
Shaver point

Recessed LED spot lighting
Integrated extraction ventilation system

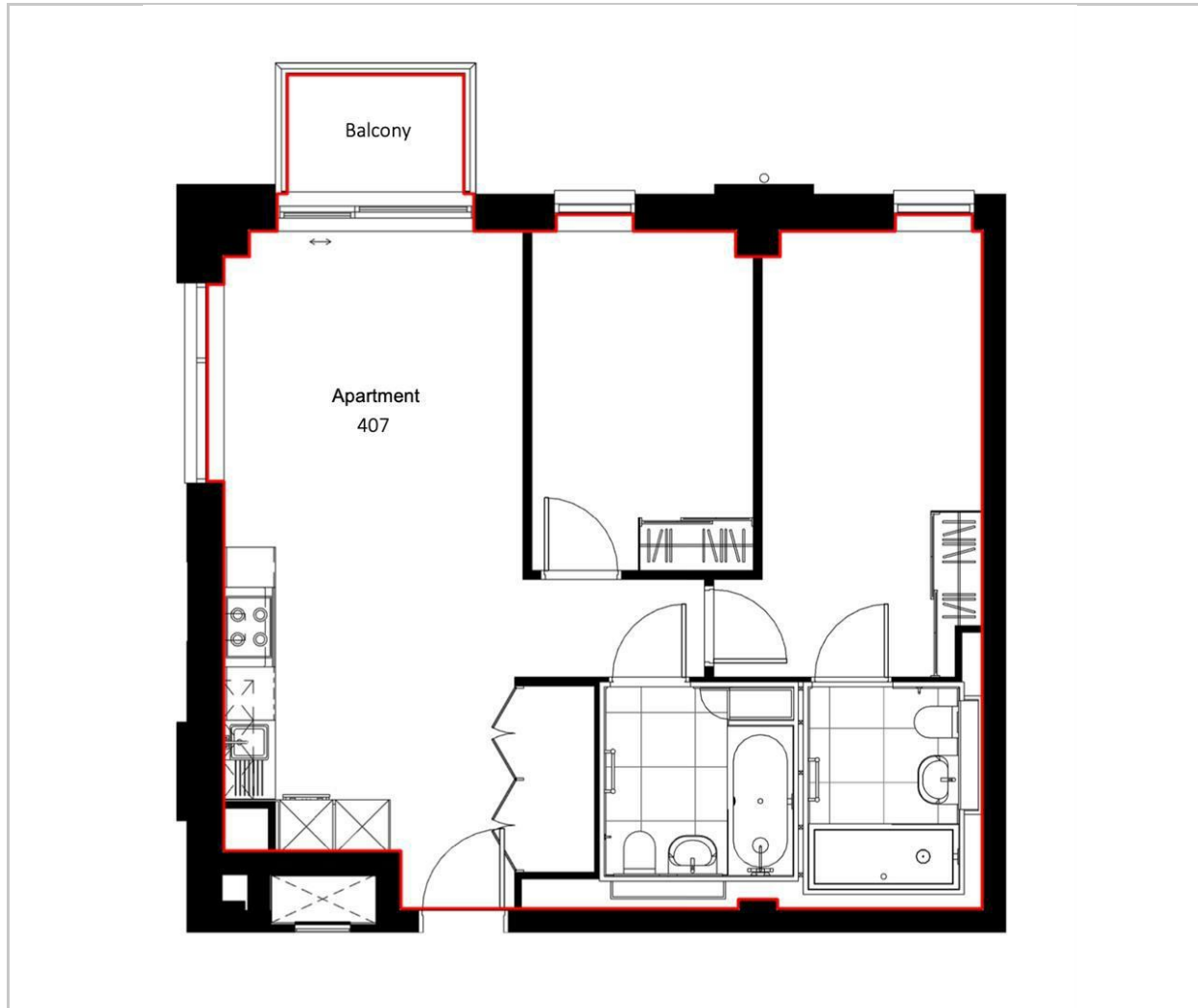
Lease Information

Length of lease - 999 years
Service charge - Approx £3.50 per sq/ft
Ground rent - Peppercorn

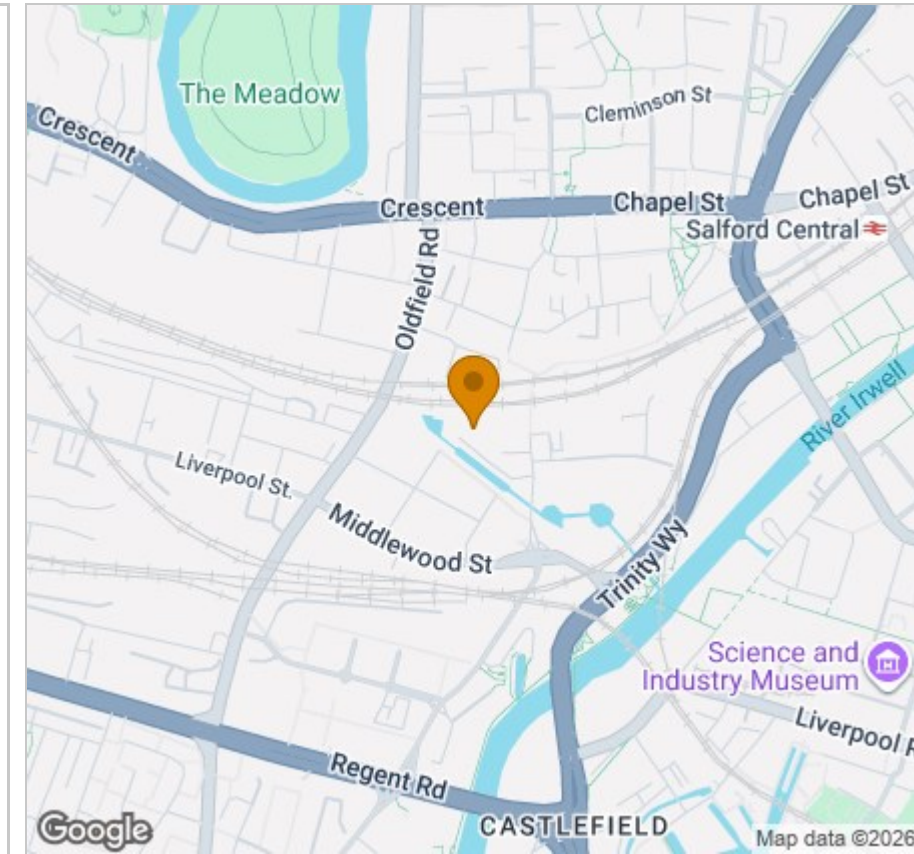
- Multi Award Winning Development
- Two Double Bedrooms, Two Bathrooms
- Spacious City/Garden Facing Balcony
- Canalside Neighbourhood
- Immediate Occupation
- Double Height Atrium & Parcel Room
- Walking Distance To City Centre
- High Specification Throughout
- 10-Year Structural Warranty
- Parking Available At An Additional Cost



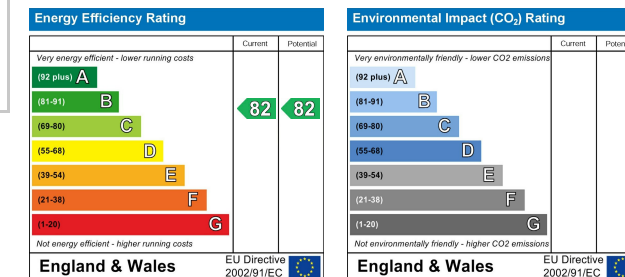
Floor Plan



Area Map



Energy Efficiency Graph



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.

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