



## 24 SOUTHWOOD HOUSE GOODIERS DRIVE SALFORD, M5 3QS

**£142,500**  
**LEASEHOLD**

NO CHAIN & VACANT POSSESSION. XO REALTY are inviting you to view this ONE BEDROOM apartment with TWO ALLOCATED PARKING SPACES located on the TOP FLOOR at Southwood House on Goodiers Drive, Salford.

VIEWINGS AVAILABLE 7-DAYS PER WEEK so let us know your preference today. This one bedroom modern apartment offers open plan living with a good sized kitchen come dining and lounge area with two large windows allowing plenty of natural light. There is also a good size bedroom and modern bathroom and cupboard space for the hot water system, your washer dryer and some storage. The building does not have a lift and is on the second floor. There is PARKING INCLUDED with TWO ALLOCATED SPACES on site. This is a LEASEHOLD purchase with a 250-year lease issued in 2022. For further details don't hesitate to contact us.

**XO**  
**REALTY**  
property done better



**Total Area Approx 500 Square Feet**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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