



**1 Bed
House
located in**

AiHOMES.

Modern 1B1B Apartment | Merchant's Wharf | Salford M5|A75920MCT



£182,000

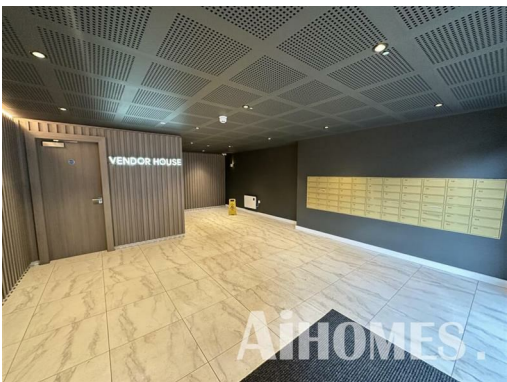
AiHomes is delighted to present this exceptional one-bedroom apartment situated in the highly sought-after Merchant's Wharf, offering a unique opportunity for stylish waterfront living in Salford. Nestled alongside the picturesque River Irwell, this modern development is conveniently located less than a mile from the vibrant heart of Manchester city centre.

The apartment boasts a well-designed layout, perfect for young professionals or those seeking a comfortable living space. The entrance hall welcomes you with spotlights and a practical cupboard housing the washing machine and water tank. The open-plan living room and kitchen area, measuring 6.68 x 3.03 metres, features a range of contemporary wall and base units, complete with integrated appliances including a fridge, freezer, and microwave. The space is enhanced by laminate flooring, spotlights, and a wall-mounted heater, creating a warm and inviting atmosphere.

The bedroom, measuring 3.69 x 3.10 metres, is carpeted and includes a wall-mounted heater and spotlights, ensuring a cosy retreat. The fully tiled bathroom is equipped with a low-level W/C, a bath with a rainhead shower, and a heated towel rail, providing a touch of luxury.


Residents of Merchant's Wharf enjoy a wealth of amenities, including a fully equipped gym, a 24/7 concierge service for added convenience and security, secure parking, and cycle storage. The





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

EPC Rating:
Council Tax Band: B

CONTACT

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

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