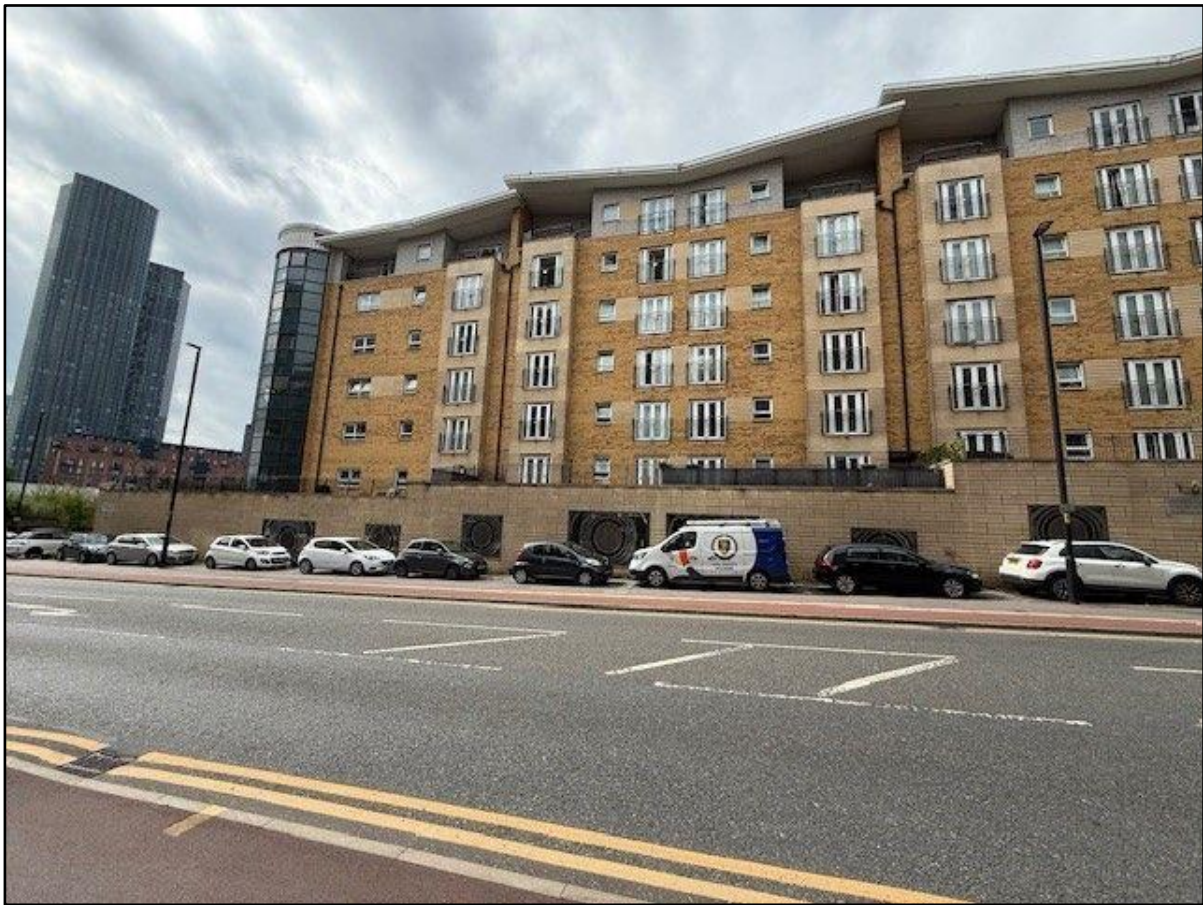


Apartment 3 Fusion 2, ,18 Middlewood Street, Salford, M5 4LW



Spacious First-Floor Two-Bedroom Apartment with Large Private Balcony – Excellent Manchester Transport Links

A well-presented first-floor, two-bedroom apartment, ideally situated within easy reach of Manchester city centre, with excellent access to the motorway network, Metrolink and mainline rail services. The property offers a bright and spacious open-plan living area, featuring double doors that open onto an impressive 31ft private balcony, providing an ideal space for relaxing or entertaining. The kitchen is adjoining the living room. The hallway includes a useful storage cupboard housing the hot water system, while both generously sized double bedrooms are accessed from the central hall. The principal bedroom also benefits from patio doors leading directly onto the private balcony, creating a light and airy feel. Also included is Heat Pump Air Conditioning. This property represents an attractive investment opportunity and is offered for sale with a tenant in situ.

Asking Price £115,000

ENTRANCE HALLWAY

Entering the apartment, you are welcomed by a central hallway featuring laminate flooring, a wall-mounted intercom system and a useful storage cupboard housing the electric heating system. The hallway provides access to all principal rooms, offering a practical and well-designed layout.

LIVING ROOM

The spacious open-plan living room provides an excellent area for both relaxing and entertaining. Patio doors open onto the impressive oversized private balcony, filling the room with natural light, while double doors lead through to the adjoining kitchen. The room is finished with laminate flooring and benefits from a wall-mounted electric heater as well as a heat pump air conditioning unit, ensuring comfort throughout the year. A central ceiling light completes the space, which comfortably accommodates both lounge and dining furniture.

KITCHEN

The contemporary kitchen can be closed off from the living room via double doors for added privacy or left open to create a bright and spacious open-plan feel. Fitted with a range of modern wall and base units, the kitchen includes an integrated electric hob and oven, together with designated space for a fridge freezer and washing machine. The room is finished with tiled flooring and a central ceiling light, offering a practical and stylish workspace.

MASTER BEDROOM

A generously proportioned double bedroom featuring patio doors opening directly onto the impressive private balcony, allowing for an abundance of natural light. The room is finished with laminate flooring and benefits from a wall-mounted electric heater and a central ceiling light, creating a comfortable and inviting space.

BEDROOM 2

The second bedroom is a well-proportioned small double, featuring a uPVC double-glazed window that provides plenty of natural light. The room is finished with laminate flooring and benefits from a wall-mounted electric heater and a central ceiling light, making it an ideal guest bedroom, home office or nursery.

BATHROOM

The well-appointed bathroom is generously proportioned and fitted with a modern three-piece suite comprising a panelled bath with overhead shower and glass shower screen, pedestal wash hand basin and low-level WC. Additional features include a heated radiator, part-tiled walls, tiled flooring, a wall-mounted mirror, towel rail and a central ceiling light, creating a practical and contemporary space.

DISCLAIMER 1

Rooftops Estate Agents give notice that 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

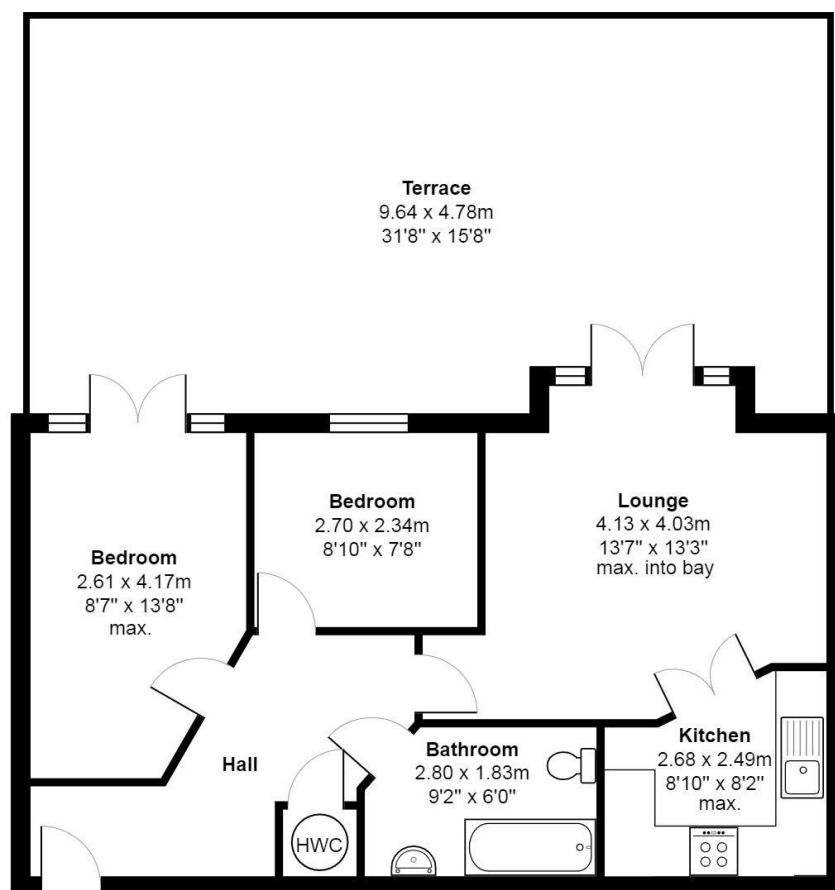


rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





Second Floor

Total Area: 52.8 m² ... 569 ft² (excluding terrace)

All measurements are approximate and for display purposes only