

**C&R**

Commercial & Residential

Properties

£175,000

Trinity Edge, 1 St. Mary Street, Salford, M3 6BT



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
[enquiries@candrproperties.co.uk](mailto:enquiries@candrproperties.co.uk)

0161 227 9990





Offered to the market with no onward chain, C & R City are delighted to present this spacious two-bedroom, third-floor apartment, offering high-specification living in a highly convenient location. Internally, the apartment comprises a welcoming entrance hallway with a useful storage cupboard, leading through to a large open-plan living area featuring floor-to-ceiling, front-facing windows that flood the space with natural light. The fully fitted kitchen includes a range of integrated appliances, ideal for modern living.

Off the entrance hallway is a contemporary three-piece bathroom, complete with an electric heated towel rail. The property further benefits from two well-proportioned bedrooms, with the second bedroom featuring sliding doors opening into the lounge, offering flexibility of use as a dining room, office, or guest bedroom.



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Situated within Trinity Edge, just off Trinity Way, the property is within walking distance of Manchester City Centre, Salford Crescent Railway Station, and Salford University. This makes it an ideal purchase for professionals working in the city or students seeking private accommodation.

**Hallway**

Access to all rooms Double door storage cupbaord. Ceiling light point, power points & intercom

**Open-plan living and kitchen area** *7.76m x 3.14m (25' 6" x 10' 4")*

UPVC floor to ceiling windows to the front, double glazed window to side at kitchen area. Lounge area with laminate flooring, newly painted, ceiling light points, range of power points, electric heater. Kitchen area offering a range of floor and wall units with worktops. integrated hob, oven with extractor over, sink with mixer tap.

**Bedroom One** *5.42m x 2.76m (17' 9" x 9' 1")*

Floor to ceiling UPVC window, range of power points, ceiling light point and range of power points. Door leading to boiler.

**Bedroom Two** *4.10m x 1.96m (13' 5" x 6' 5")*

Floor to ceiling UPVC window, fitted wardrobe, range of power points, ceiling light point and range of power points. Sliding doors opening up to the lounge.

**Bathroom** *2.07m x 2.10m (6' 9" x 6' 11")*

Luxury three piece bathroom suite consisting of bath with panel & mixer tap, W.C, handwash basin. Tiling inblack to full height. Towel heater, ceiling light point.

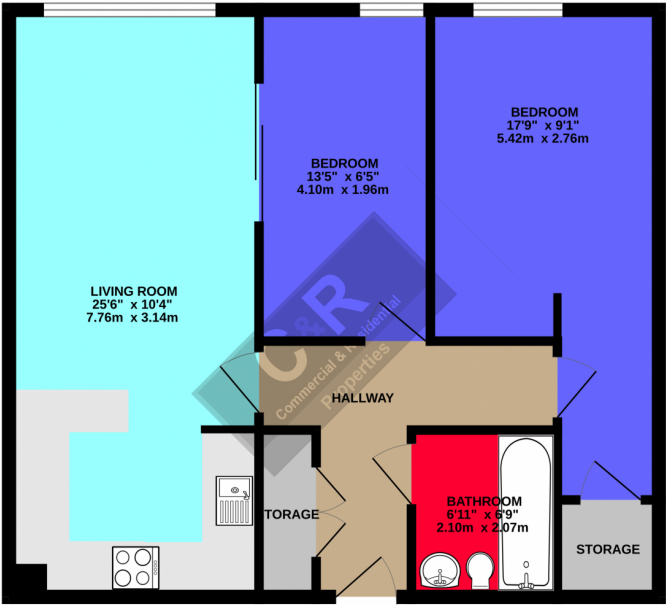
**General Information**

227 years remaining on the lease. Service charg is £684.72 per quarter. Ground rent is £150 per annum. Council Tax Band B. EPC Rating C.

**Agents Notes**

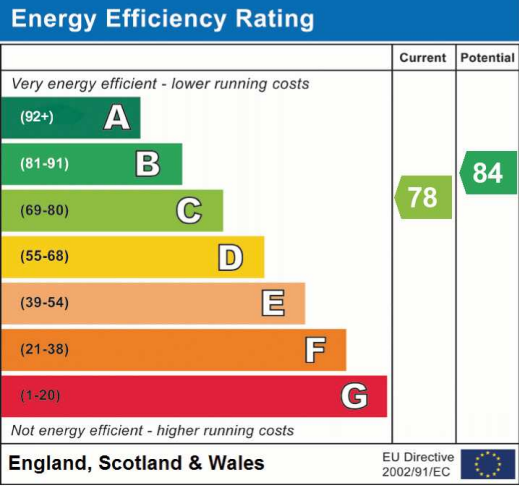
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THIRD FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagor CSD25



Address: 1 St. Mary Street, M3

