

Apartment 20, Fusion 4, 12 Middlewood Street, Salford, M5 4LN



A SPACIOUS FIFTH-FLOOR TWO-BEDROOM APARTMENT ideally situated within easy reach of Manchester City Centre, with excellent rail and Metrolink connections nearby. The property also benefits from close proximity to the popular Regent Road Retail Park, offering a wide selection of shops, restaurants, and a gym. Accessed via a lift, the apartment opens into a welcoming entrance hallway leading to a bright and spacious open-plan living and dining area. A Juliet balcony provides attractive views over the street and landscaped gardens to a nearby apartment. The living space flows seamlessly into the well-appointed kitchen, fitted with a range of wall and base units, an integrated electric oven and hob, plumbing for a washing machine, and space for a fridge/freezer. Two double bedrooms one with juliet balcony and completing the accommodation is a modern bathroom, comprising a bath with shower over, vanity wash basin, and WC.

Asking Price £125,000

ENTRANCE HALLWAY

Accessed via a lift to the fifth floor, the apartment opens into a welcoming entrance hallway featuring laminate flooring, a wall-mounted intercom system, an electric wall heater, and a central ceiling light fitting. A useful built-in storage cupboard houses the electric heating system boiler and provides additional storage space.

LIVING ROOM/DINING ROOM

A bright and spacious open-plan living and dining room, featuring French doors opening onto a Juliet balcony with pleasant views, creating a light and airy feel. Offering ample space for both comfortable seating and a dining area, the room benefits from laminate flooring, a central ceiling light fitting, and ceiling-mounted air conditioning ventilation. Double doors provide convenient access to the adjoining kitchen, enhancing the open-plan layout.

KITCHEN

The well-appointed kitchen is fitted with a range of modern wall and base units, complemented by an integrated electric oven and hob with a stainless steel extractor hood above. Additional features include an integrated fridge/freezer, plumbing for a washing machine, and a stainless steel sink with drainer. Finished with tiled flooring and a central ceiling light fitting, the kitchen offers both practicality and style.

MASTER BEDROOM

The generous principal bedroom is a well-proportioned double, featuring laminate flooring, a central ceiling light fitting, and an electric wall-mounted heater. French doors open onto a Juliet balcony overlooking the front elevation, allowing plenty of natural light to fill the room and creating a bright, airy atmosphere. Also benefits from the air conditioning wall vent.

BEDROOM 2

The second bedroom is a well-proportioned double room, featuring laminate flooring, a uPVC double-glazed window, a central ceiling light fitting, and an electric wall-mounted heater. Ideal as a guest bedroom, home office, or additional sleeping accommodation, it offers a bright and versatile living space.

BATHROOM

The bathroom is well appointed and comprises a panelled bath with shower over and glazed shower screen, a WC, and a vanity wash hand basin. Finished with partially tiled walls and practical vinyl flooring, the room also benefits from a heated wall-mounted towel radiator, a fitted glass shelf, a towel rail, and a central ceiling light fitting, creating a stylish and functional space.

PARKING

To the basement of the property accessed via the lifts you have access to your own private parking space No 12.

DISCLAIMER 1

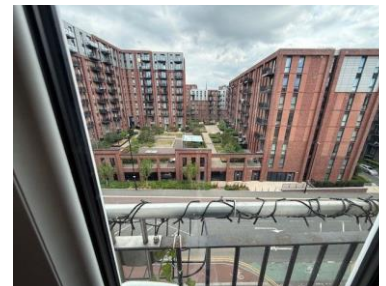
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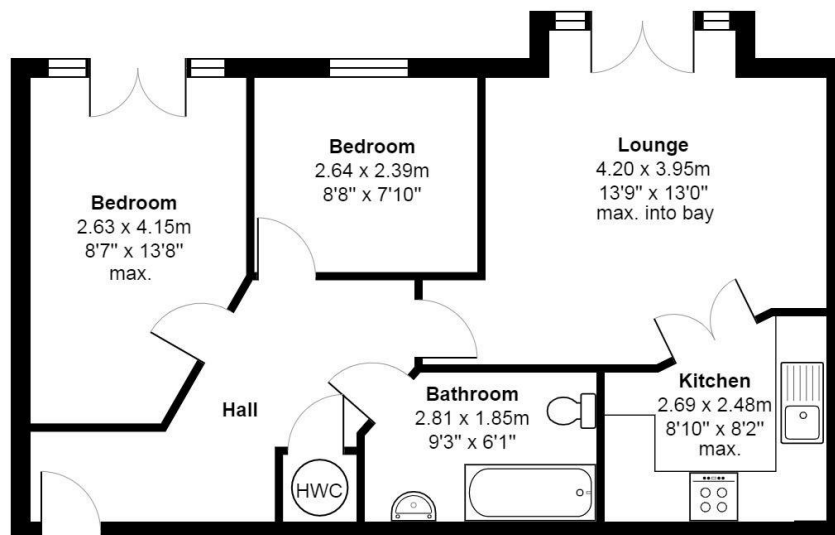


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DISCLAIMER 2

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.





Fifth Floor

Total Area: 52.8 m² ... 569 ft²

All measurements are approximate and for display purposes only