

Offers in excess of £159,950  
Poplar House, Salford, M5 3LE



 2  
Bedrooms

 2  
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
Sabitac@candrproperties.co.uk

0161 227 9990 

Offers in excess of £159,950  
Poplar House, Salford, M5 3LE



Offered to the market with no onward chain. C & R City are pleased to bring to the market a well presented and spacious two bedroom duplex apartment in Poplar House, Salford, M5. The property comprises of an entrance hallway with double bedroom and wc to ground floor, to the first floor you will find a spacious open plan living/kitchen area with access to a private balcony, there is also a spacious master bedroom and three piece bathroom suite. The property also comes with the added benefit of one allocated parking space. The property is conveniently located just a short distance from Salford Quays & Manchester City Centre. Excellent transport links are also available.

Offered to the market with no onward chain. C & R City are pleased to bring to the market a well presented and spacious two bedroom duplex apartment in Poplar House, Salford, M5. The property comprises of an entrance hallway with double bedroom and wc to ground floor, to the first floor you will find a spacious open plan living/kitchen area with access to a private balcony, there is also a spacious master bedroom and three piece bathroom suite. The property also comes with the added benefit of one allocated parking space. The property is conveniently located just a short distance from Salford Quays & Manchester City Centre. Excellent transport links are also available.

**Open Plan Lounge/Kitchen** *3.80m x 4.93m (12' 6" x 16' 2")*

Kitchen: Featuring modern fitted units with integral hob and oven. Benefits from space for a washing machine and fridge freezer. Complete with a ceiling light point, ceiling spotlights, electric radiator and laminate flooring. Lounge: Ceiling light point, tv point, carpet flooring, french doors to private balcony area.

**WC** *1.68m x 1.17m (5' 6" x 3' 10")*

Featuring a hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

**Master Bedroom** *3.80m x 3.26m (12' 6" x 10' 8")*

Complete with a ceiling light point, two double glazed windows and electric radiator. Fitted with carpet flooring.

**Bedroom Two** *3.80m x 2.36m (12' 6" x 7' 9")*

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

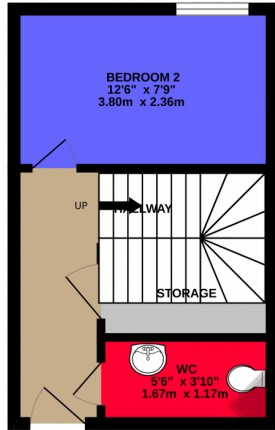
**Bathroom**

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and tiled flooring.

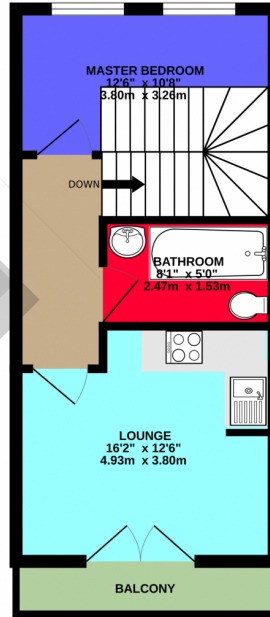
**External**

Featuring a private balcony. Complete with communal entrance with secure fob and intercom access with communal lift.

GROUND FLOOR



1ST 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 misstatement. 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 Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
	<b>81</b>	<b>81</b>

Address: Poplar House, M5

