



RESIDE

MANCHESTER



D112 Forge 11 Lockside Lane
Salford, M5 4YP

Asking Price £260,000



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Middlewood Locks is a multi-award-winning neighbourhood ideally situated on the border of Manchester city centre and Salford.

This vibrant waterside development is home to a range of popular independent businesses, including Seven Bro7hers Beerhouse and 92 Degrees Coffee Shop & Roastery, creating a lively and welcoming community atmosphere.

Finished to a high standard throughout, this spacious two-bedroom apartment offers a bright and airy open-plan layout designed for modern living, while also enjoying stunning canal views. The property is perfectly suited to both owner-occupiers and investors alike.

A car parking space is available to rent for £1100 per annum.

Please contact the sales team on 0161 837 2840 to arrange a viewing!

The Tour

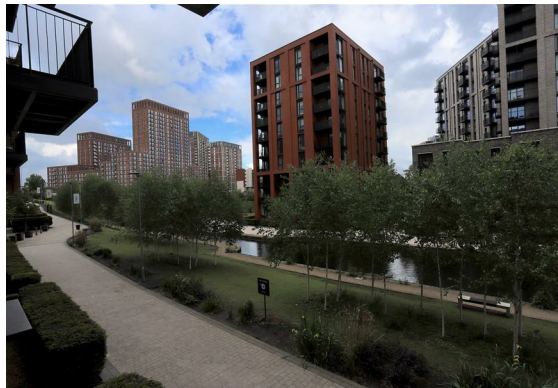
Living Area – A bright and spacious open-plan living area featuring wood-effect vinyl flooring, a video intercom system, and full-height double-glazed windows leading onto a generously sized balcony.

Kitchen – Stylishly fitted with a range of wall and base units with soft-close hinges, complemented by splashback tiling, white quartz composite worktops, and LED downlighting. Integrated appliances include an induction hob with extractor fan, dishwasher, microwave, full-size fridge and freezer, and an undermount stainless steel sink with chrome mixer tap. Double doors provide access to a utility cupboard housing the washer dryer.

Bedrooms – Well-proportioned bedrooms with carpeted flooring, large fitted wardrobes, and floor-to-ceiling double-glazed windows. The principal bedroom also benefits from TV and satellite points.

En-suite – Finished with porcelain tiled flooring and partially tiled walls, the ensuite includes a contemporary white suite with a spacious walk-in rainfall shower, Vitra wall-hung toilet and basin, Hansgrohe chrome fittings, an electric towel rail, and illuminated mirrored wall cabinets with LED lighting and vanity storage.

Bathroom – Modern family bathroom featuring porcelain tiled flooring, partially tiled walls, recessed ceiling spotlights, and a white suite comprising a panelled bath with overhead shower. Additional features include a Vitra wall-hung toilet and basin with Hansgrohe chrome fittings, electric towel rail, illuminated mirrored cabinets, and vanity unit storage.





The Area

Middlewood Locks is a vibrant, mixed-use, multi-award-winning neighbourhood that seamlessly connects Manchester and Salford. Set alongside the canal and just a short walk from the popular districts of Castlefield and Spinningfields, the development offers an exceptional city-centre lifestyle. Whether you're exploring the independent bars and restaurants along Chapel Street or enjoying the shopping and entertainment in Spinningfields, this prime location places some of Manchester's most sought-after and rapidly developing areas within easy reach.

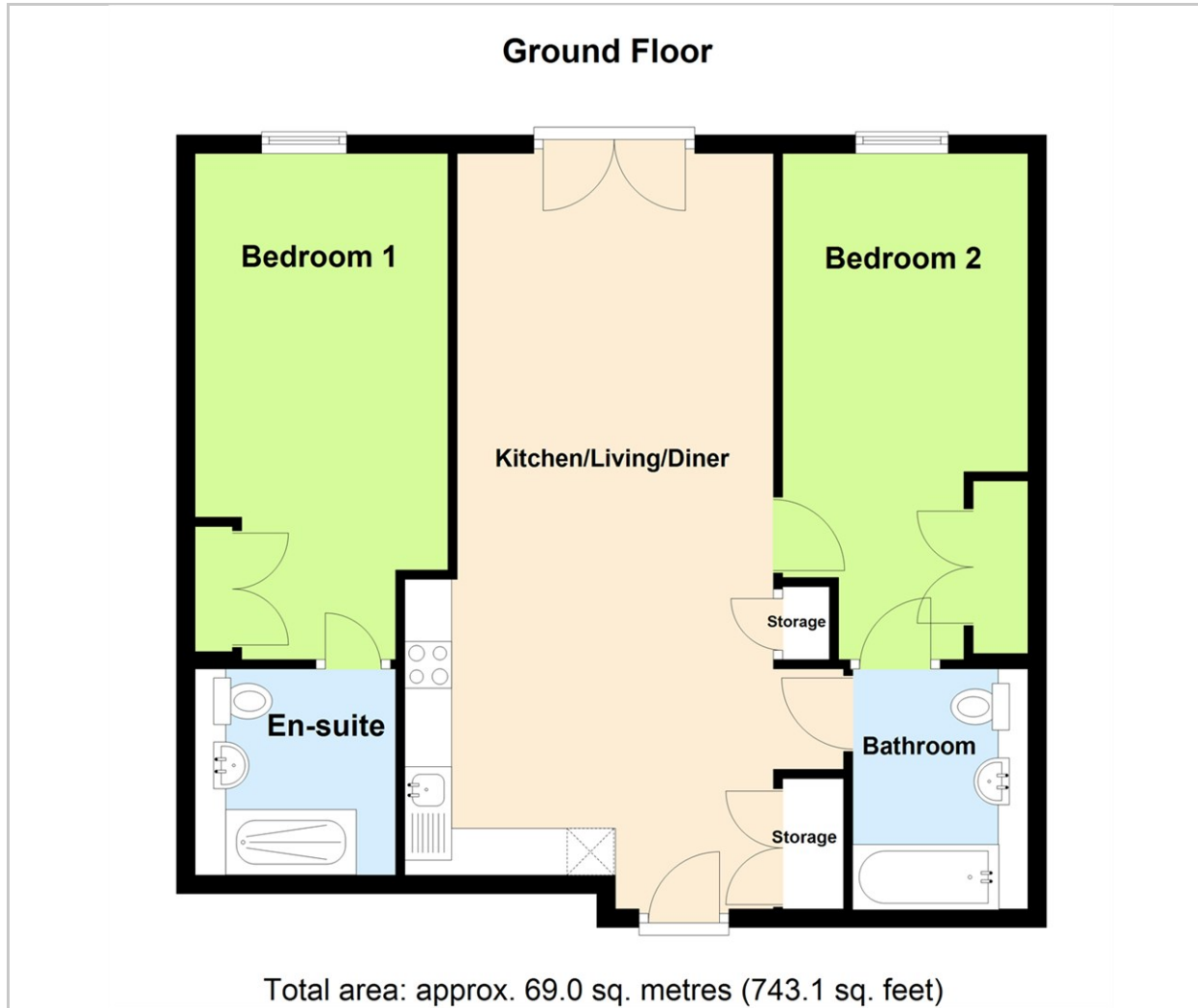
Lease Information

Length of lease - 999 years from 2018
Service charge - £2737.76 pa including building insurance
Ground rent - £325pa. Reviewed with RPI every 10 years
EWS1 Form available - B1 Rated

- Two Bedrooms
- Two Bathrooms
- Juliet Balcony with Canal Views
- Multi Award Winning Development
- EWS1 Form Available
- EPC Rating B
- Close To Local Shops & Coffee Shops
- Walking Distance from the City Centre



Floor Plan



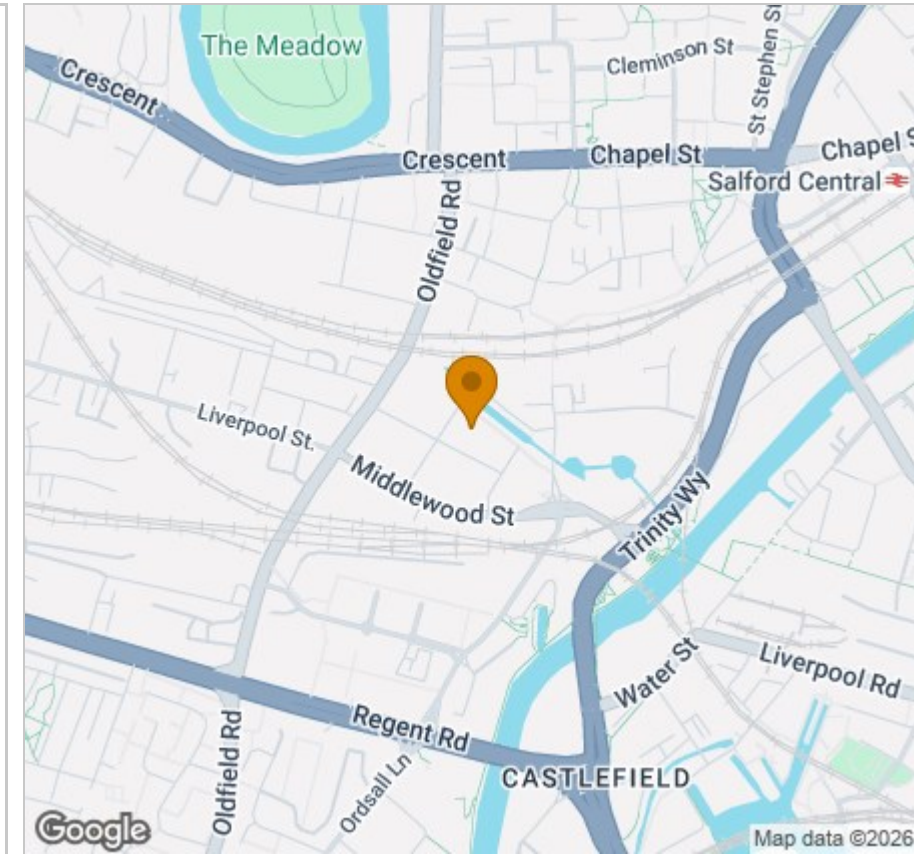
Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

