



 **2**  
Bedrooms

 **1**  
Bathroom

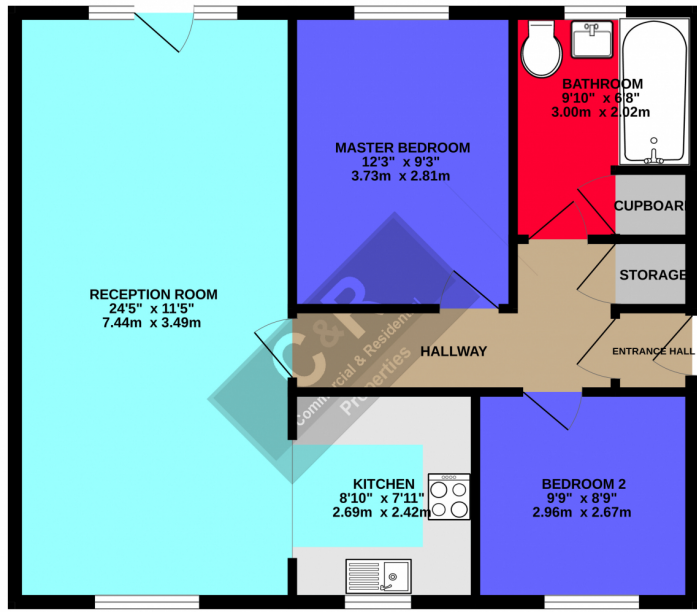


C & R City are proud to bring to the market this immaculately presented and fully renovated two bedroom ground floor apartment situated on Linen Court, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with storage cupboard, a bright and spacious lounge/dining area with french doors leading to a paved area, a beautifully presented kitchen, two spacious double bedrooms and a modern refitted three piece bathroom suite. The property is situated on the ground floor with access to one allocated parking space plus visitors parking, communal bin storage and recycling points. All the work has been finished to a very good standard throughout making it the perfect property to move into or rent out.

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Location: Trinity Riverside is a purpose built development offering a full range of properties, from 1 bed apartments to 3-bedroom semi-detached houses. The location is truly fantastic as you are only a short walk from Manchester City Centre & The University of Salford. The apartment is also just a short walk from Peel Park & The Meadow where you will find a 2.4km circular walk trail and is a popular trail for running and walking or just enjoying some solitude and taking in the views of The River Irwell. There are also 11 schools located within a one-mile radius of the property, most of which come with a good Ofsted rating. The property is also within walking distance to both Salford Central & Salford Crescent Stations.

GROUND 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Linen Court, Trinity Riverside, Salford, M3 6JG

