



RESIDE
—
MANCHESTER



B908 Railings 6 Shale Lane
Salford, M5 4DF

Asking Price £358,000



B908 Railings 6 Shale Lane

Salford, M5 4DF

Middlewood Locks is an award-winning canalside neighbourhood and we are pleased to introduce the new phase, now available for purchase with immediate occupation.

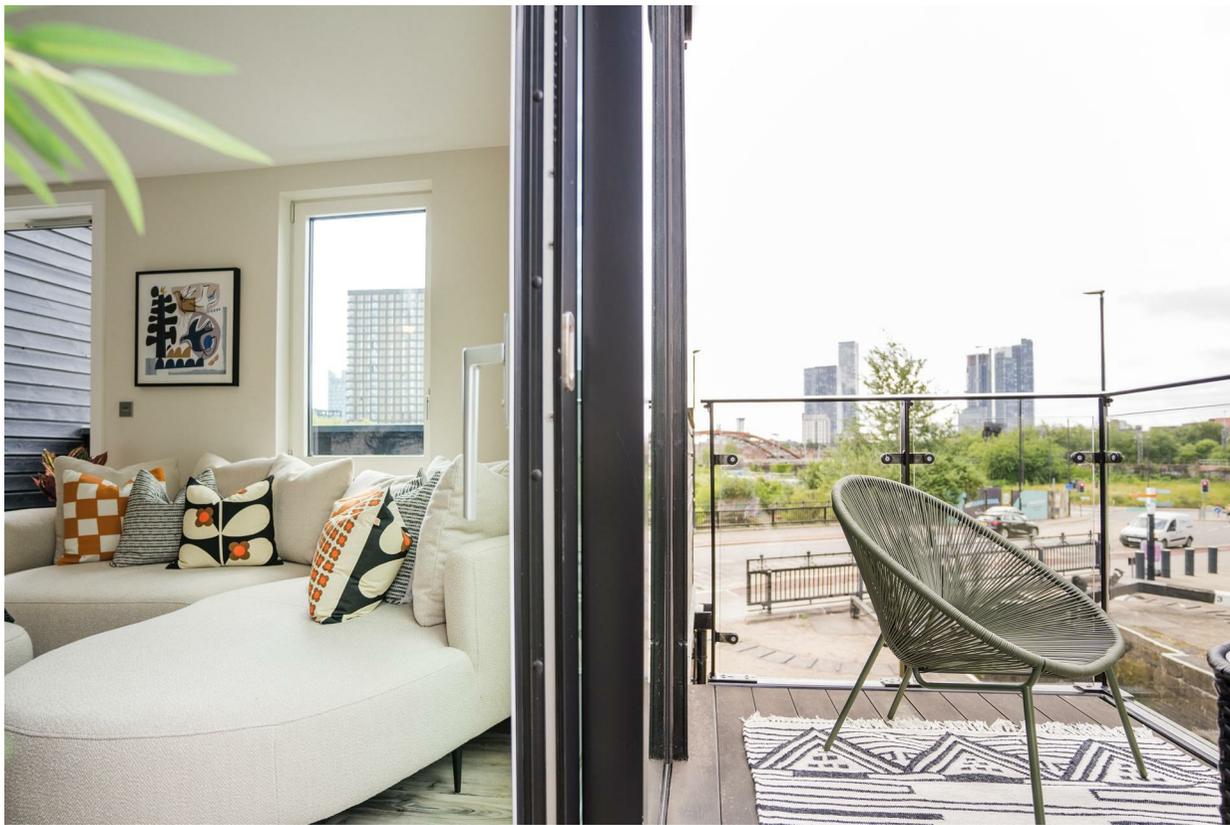
Railings has been thoughtfully designed and features traditional brick and high spec apartments, equipped with fully fitted kitchens and integrated appliances, contemporary bathrooms, double glazed windows and visual audio intercoms.

With a vibrant waterside setting and green public spaces, it brings an exciting addition to the neighbourhood.

Parking is available at Middlewood Locks at an additional cost.

Please call the sales team on 0161 837 2840 to book an appointment.





Specification

- Living Area
 Vinyl flooring
 Aluminium powder coated double glazed windows
 Telephone and TV point to living area
 Stainless steel sockets and switches

- Kitchen
 Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
 Splashback Quartz composite
 Quartz composite worktops
 LED lights below wall mounted units
 Integrated recycling bins
 Branded integrated combination oven and electric touch control induction hob with extractor
 Integrated dishwasher
 Built in fridge freezer
 Integrated Microwave
 Freestanding washer/dryer in a separate utility cupboard
 Stainless steel undermount sink with chrome finish mixer tap

- Bedroom
 Carpeted
 Pendant light
 Fitted wardrobes
 TV point to primary bedroom

- Bathroom
 Porcelain tiles
 Contemporary white enamel bath with wall fixed shower head and fitted shower screen
 Wall hung toilet and basin
 Chrome brassware
 Chrome heated towel rail
 Partially ceramic tiled walls
 Mirrored bathroom cabinet with LED down lights above sink
 Lighters above sink
 Shaver point
 Recessed LED spot lighting
 Integrated extraction ventilation system

- En-Suite
 Walk in shower with fixed shower screen
 Ceiling mounted rain shower
 Wall hung toilet and basin
 Chrome brassware
 Chrome heated towel rail
 Partially ceramic tiled walls
 Mirrored bathroom cabinet with LED down lights above sink
 Shaver point
 Recessed LED spot lighting
 Integrated extraction ventilation system

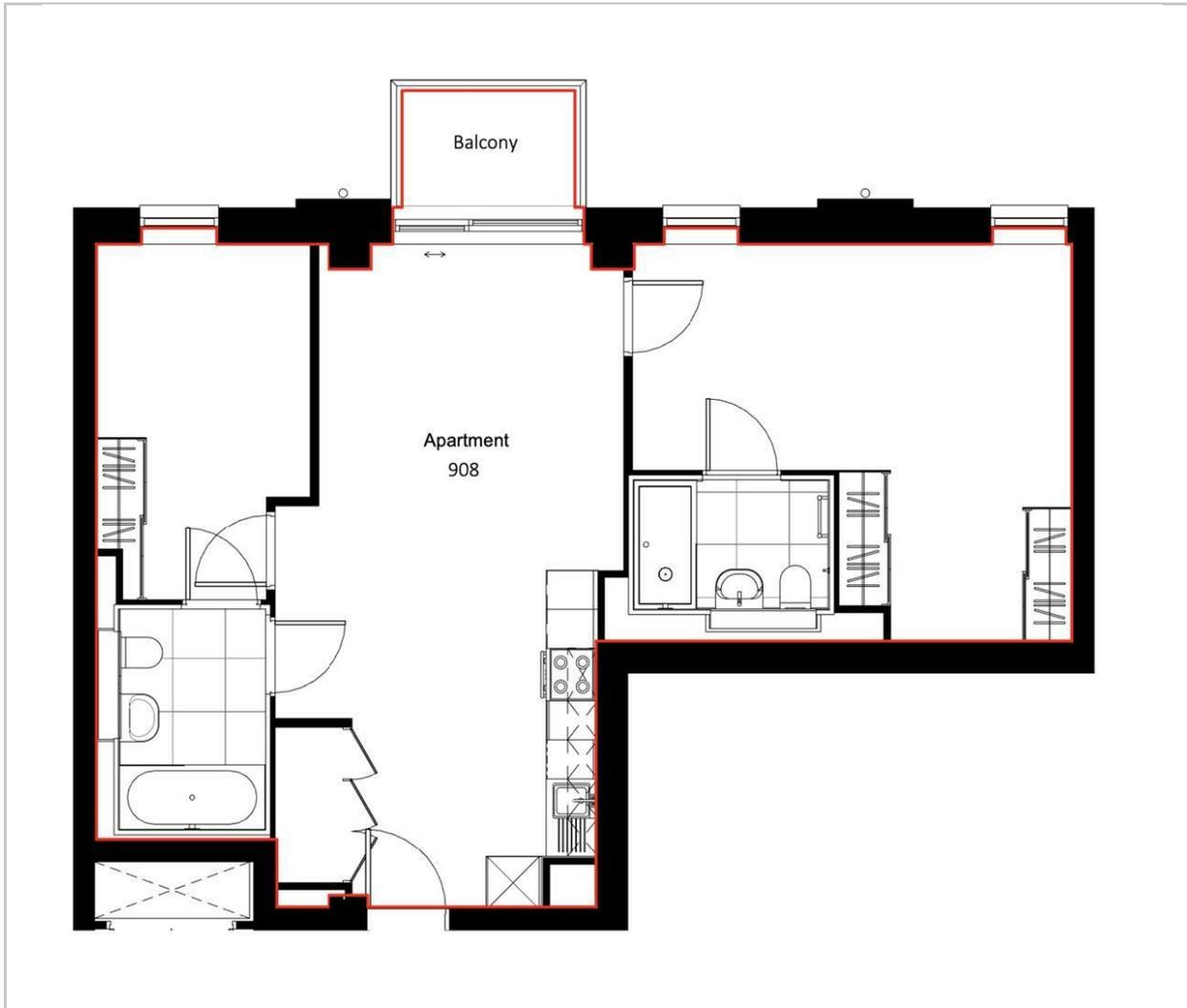
Lease Information

Length of lease - 999 years
 Service charge - Approx £3.50 per sq/ft
 Ground rent - Peppercorn

- Multi Award Winning Development
- Two Double Bedrooms, Two Bathrooms
- Spacious Garden Facing Balcony
- Canalside Neighbourhood
- Immediate Occupation
- Double Height Atrium & Parcel Room
- Walking Distance To City Centre
- High Specification Throughout
- 10-Year Structural Warranty
- Parking Available At An Additional Cost



Floor Plan

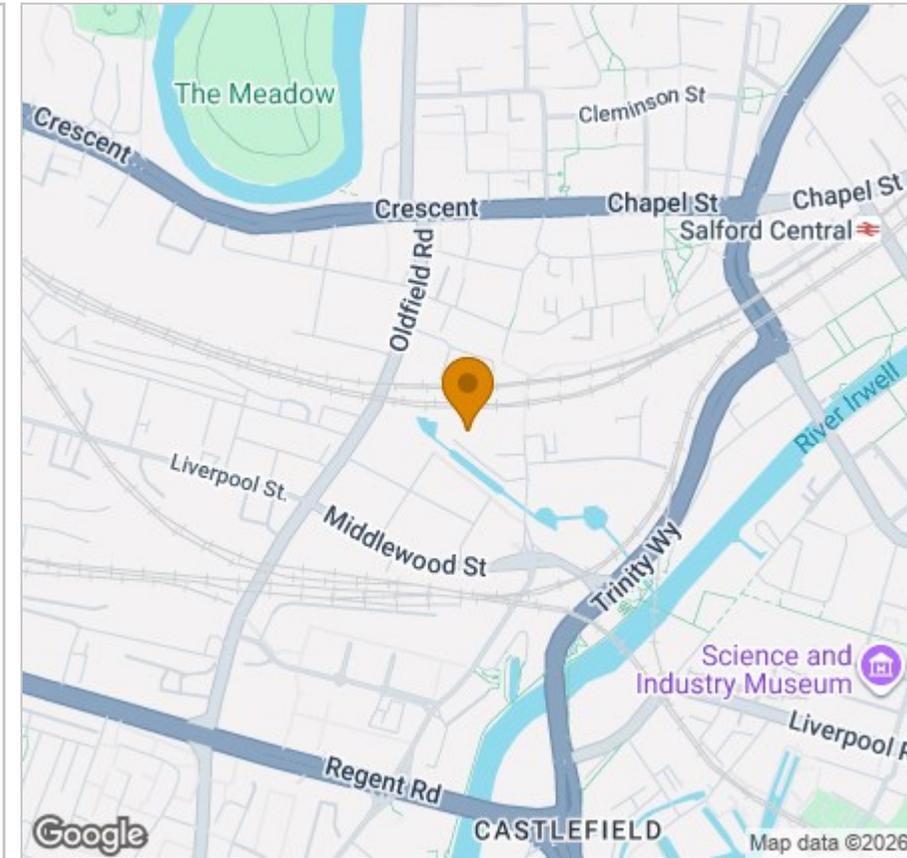


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

