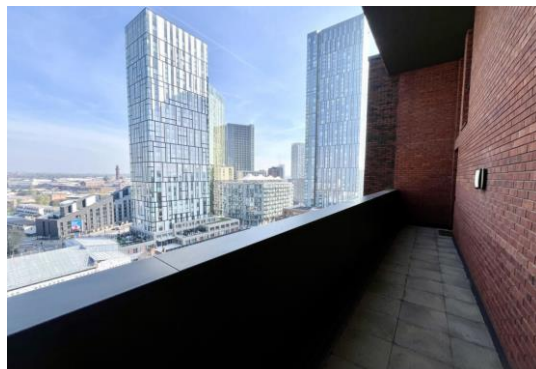




**55 Queen Street
Salford, M3 7GY**

£235,000

GAO
GetAnOffer



MAIN FEATURES:

- **Modern Split Level Duplex Apartment Benefitting from No Onward Chain**
- **Well Presented & Ready to Move In**
- **Open Plan Modern Kitchen/Lounge/Diner & Separate Utility Area**
- **Master Bedroom with En-suite**
- **Further Double Bedroom & Bathroom/WC**
- **Long Lease**
- **24/7 Concierge, Residents Gym & Yoga Studio,**

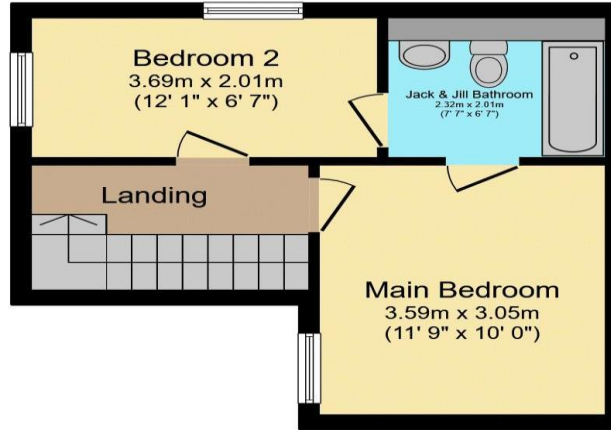
This Apartment on Queen Street, presents an exceptional opportunity to acquire a stylish split-level duplex in the heart of Manchester city centre, offered with no onward chain. Beautifully presented throughout, this modern home is ready for immediate occupation, making it ideal for both owner-occupiers and investors alike. The property boasts a bright and spacious open-plan kitchen, lounge and dining area, designed for contemporary living and entertaining. The upper level features a generous master bedroom complete with a sleek en-suite, alongside a further well-proportioned double bedroom and a modern family bathroom/WC. A long lease provides added peace of mind. Residents benefit from an impressive range of on-site amenities including a 24/7 concierge service, fully equipped gym, yoga studio, private cinema room and a stunning sky terrace offering panoramic city views.

Located in the vibrant Spinningfields area, Queen Street offers unrivalled access to Manchester's finest restaurants, bars, shops and cultural attractions. Excellent transport links, including nearby tram stops and rail stations, make commuting effortless. This prime location perfectly combines city convenience with a thriving social scene, making it one of Manchester's most desirable places to live.



Ground Floor

Floor area 23.9 sq.m. (257 sq.ft.) approx



First Floor

Floor area 29.4 sq.m. (316 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

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