



RESIDE

MANCHESTER



D112 Forge 11 Lockside Lane  
Salford, M5 4YP

**Asking Price £269,950**



2



2



1



B

# D112 Forge 11 Lockside Lane

Salford, M5 4YP

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

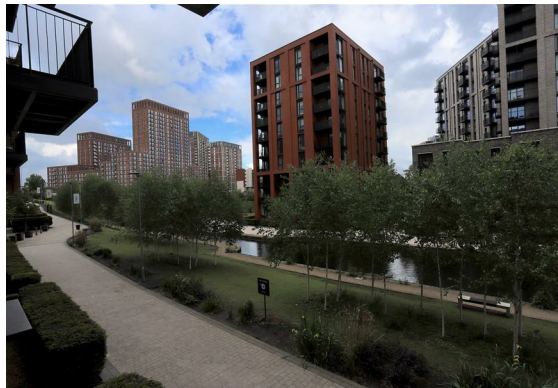
**Living Area** – A bright and spacious open-plan living area featuring wood-effect vinyl flooring, a video intercom system, and full-height double-glazed windows leading onto a generously sized balcony.

**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.





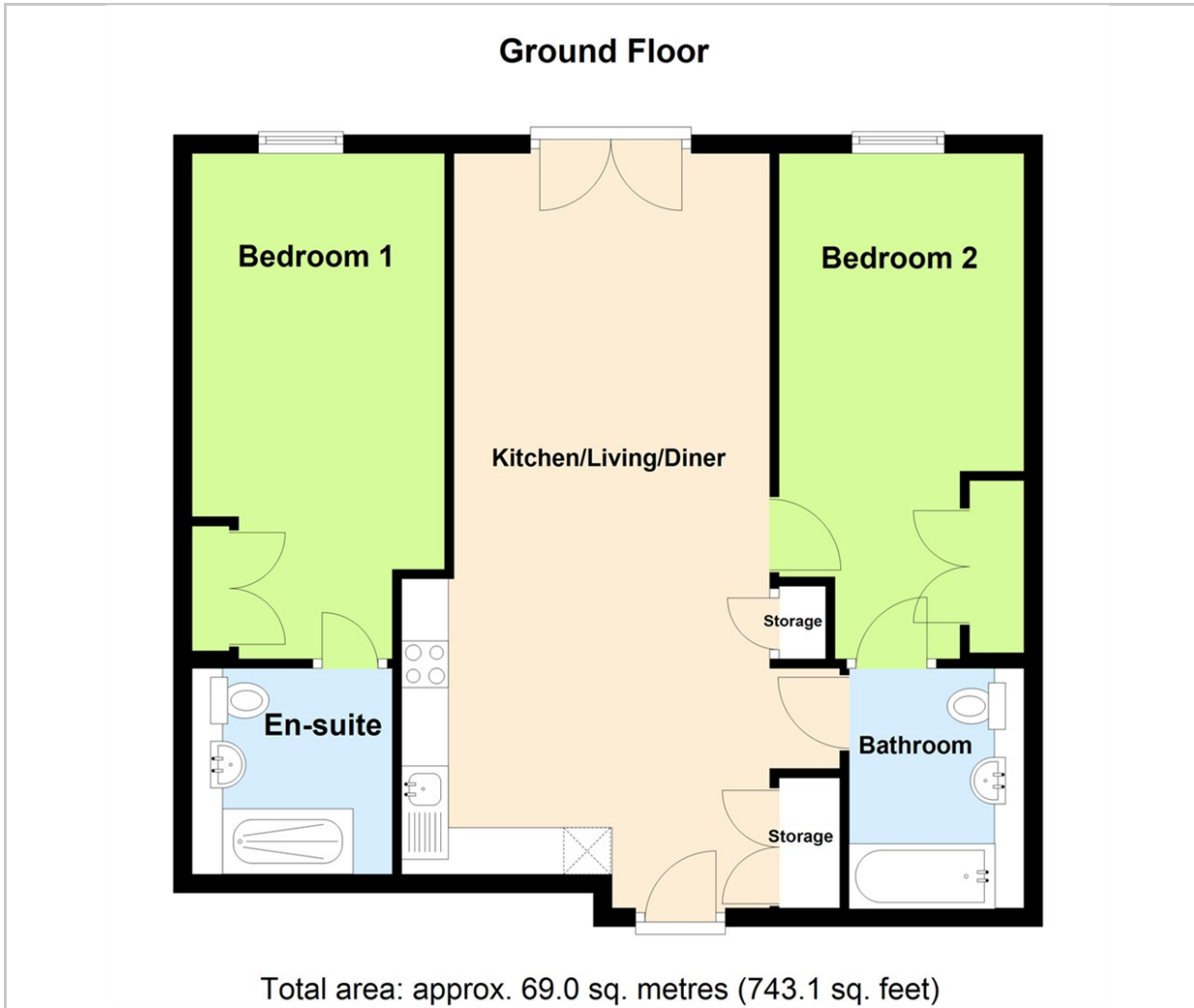
**The Area**  
Middlewood Locks is a vibrant, mixed-use, multi-award-winning neighbourhood that seamlessly connects Manchester and Salford. Set alongside the canal and just a short walk from the popular districts of Castlefield and Spinningfields, the development offers an exceptional city-centre lifestyle. 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



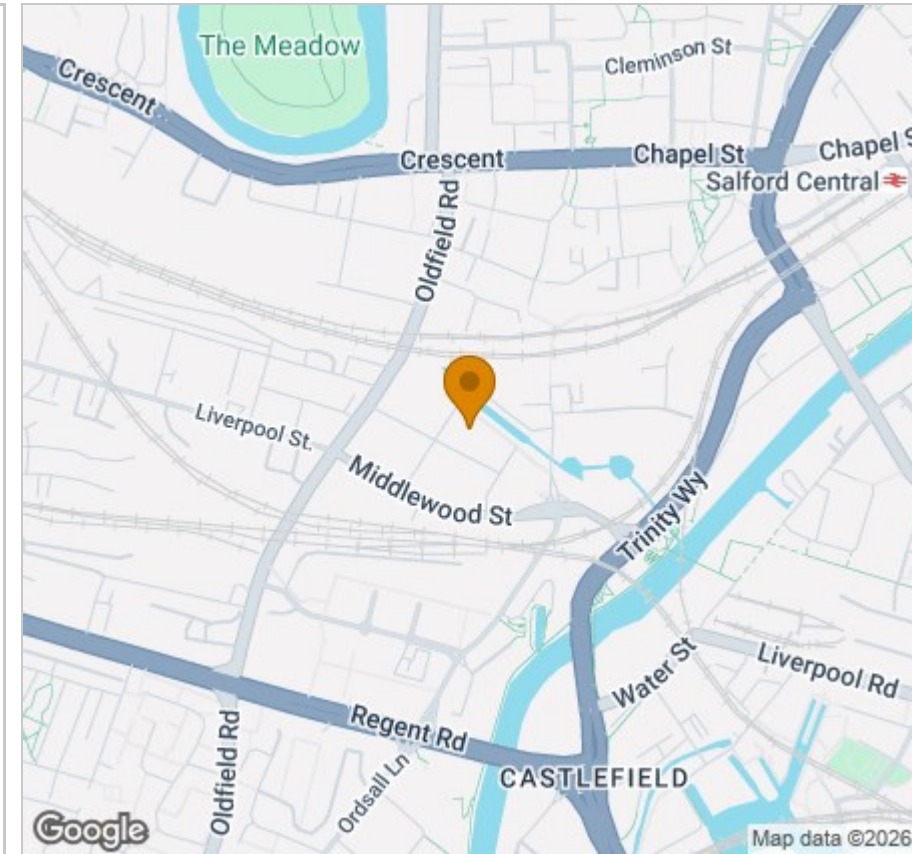
## Viewing

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.

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.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY  
 Tel: 0161 837 2840 Email: info@residemanchester.com www.reside-property.com

## Area Map



## Energy Efficiency Graph

