



Ordsall Lane, Salford, Manchester, M5

Guide Price: £155,000

Leasehold

Ordsall Lane, Salford, Manchester, M5

**** NO ONWARD CHAIN ****

Offered to the market with no onward chain, this spacious ground floor, two double bedroom apartment enjoys an enviable position at Quay 5 on Ordsall Lane, perfectly situated between the vibrant Salford Quays and Manchester City Centre. With excellent transport links, an abundance of nearby amenities, waterside walks, restaurants and leisure facilities, this superb apartment is ideally suited to first-time buyers, professional couples and buy-to-let investors alike.

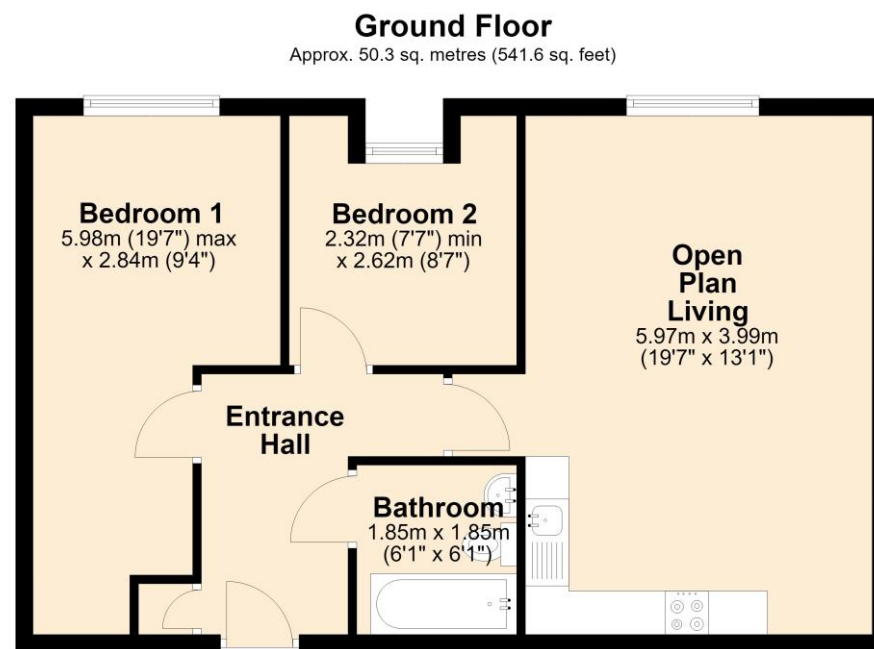
Located on the ground floor, the property is accessed via a welcoming entrance hallway, where a useful storage cupboard provides excellent space for coats, shoes and everyday essentials.

The heart of the home is the bright and airy open-plan living, dining and kitchen area, designed to maximise both space and natural light. A striking floor-to-ceiling window floods the room with daylight, creating a wonderful environment for relaxing or entertaining. The kitchen is fitted with a range of base and eye-level units, offering ample storage and worktop space, together with space for freestanding appliances.

The apartment offers two well-proportioned double bedrooms, both providing comfortable accommodation with plenty of room for bedroom furniture. Completing the internal accommodation is a three-piece bathroom suite, finished in a timeless style.

Externally, the development benefits from secure gated allocated parking, providing both convenience and peace of mind. Combining an exceptional location with spacious accommodation and no onward chain, this fantastic apartment presents an excellent opportunity for those looking to enjoy city living or secure a strong investment in one of Greater Manchester's most sought-after locations.

- EPC Grade C
- Leasehold
- Ground Rent/ Rent Charge: 170 per year
- Service Charge: £1892.96 per year
- Council Tax Band: B



Total area: approx. 50.3 sq. metres (541.6 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.