

RESIDE
MANCHESTER

Middlewood Locks, 15 Lockside Lane

Salford, Manchester, M5 4YW

Offers Over £260,000

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Located on the border of Manchester City Centre and Salford, Middlewood Locks is a multi-award-winning neighbourhood offering a vibrant waterside lifestyle.

The development is home to a selection of Manchester's most popular independent businesses such as 92 Degrees Coffee Shop and Roastery, creating a lively and welcoming community.

This spacious two-bedroom apartment is finished to a high specification throughout, featuring a bright and airy open-plan living space designed for modern living. The property further benefits from a generously sized balcony boasting excellent views. Ideally suited to both owner-occupiers and investors, this apartment presents an excellent opportunity in a sought-after waterside location.

Car parking spaces are available to rent for £1100 per annum.

Please call 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 floor-to-ceiling double-glazed windows, allowing for plenty of natural light. The living space opens out onto a generously sized private balcony.

Kitchen
A contemporary fitted kitchen comprising a range of wall and base units with soft-close hinges, complemented by white Quartz composite worktops and matching splashbacks. The kitchen is equipped with LED recessed downlighting, an induction hob with extractor, integrated dishwasher, microwave, full-sized fridge and freezer, and an undermounted stainless steel sink with chrome mixer tap. Double doors lead to a separate utility cupboard housing the washer-dryer.

Bedrooms
Both bedrooms benefit from carpeted flooring, fitted wardrobes and floor-to-ceiling double-glazed windows, creating bright and comfortable spaces. The principal bedroom further benefits from TV and satellite connection points.

En-suite
A stylish en-suite finished with porcelain tiled flooring, partially tiled walls and recessed ceiling spotlights. The contemporary white suite comprises a large walk-in rainfall shower, Vitra wall-hung toilet and basin, complemented by Hansgrohe chrome brassware. Additional features include an electric heated towel rail, mirrored wall-mounted cabinets with integrated LED lighting and a vanity unit.

Bathroom
A modern bathroom featuring porcelain tiled flooring, partially tiled walls and recessed ceiling spotlights. The white suite includes a panelled bath with overhead shower, Vitra wall-hung toilet and basin, and Hansgrohe chrome brassware. Further benefits include an electric heated towel rail, mirrored wall-mounted cabinets with integrated LED lighting and a vanity unit.

The Area

Middlewood Locks is a mixed-use multi award-winning Neighbourhood bringing Manchester and Salford together, with a canal-side location and just a short walk to the popular areas of Castlefield and Spinningfields. Whether you are heading over to the independent bars and restaurants of Chapel Street or taking a stroll into Spinningfields for some shopping, the location of this development is perfectly positioned to connect you to some of Manchester's most popular and fastest-growing areas.

Lease Information

Length of lease - 999 years from 2018
Service charge - £2870 pa including building insurance
Ground rent - £325pa. Reviewed with RPI every 10 years
EWS1 Form available - B1 Rated













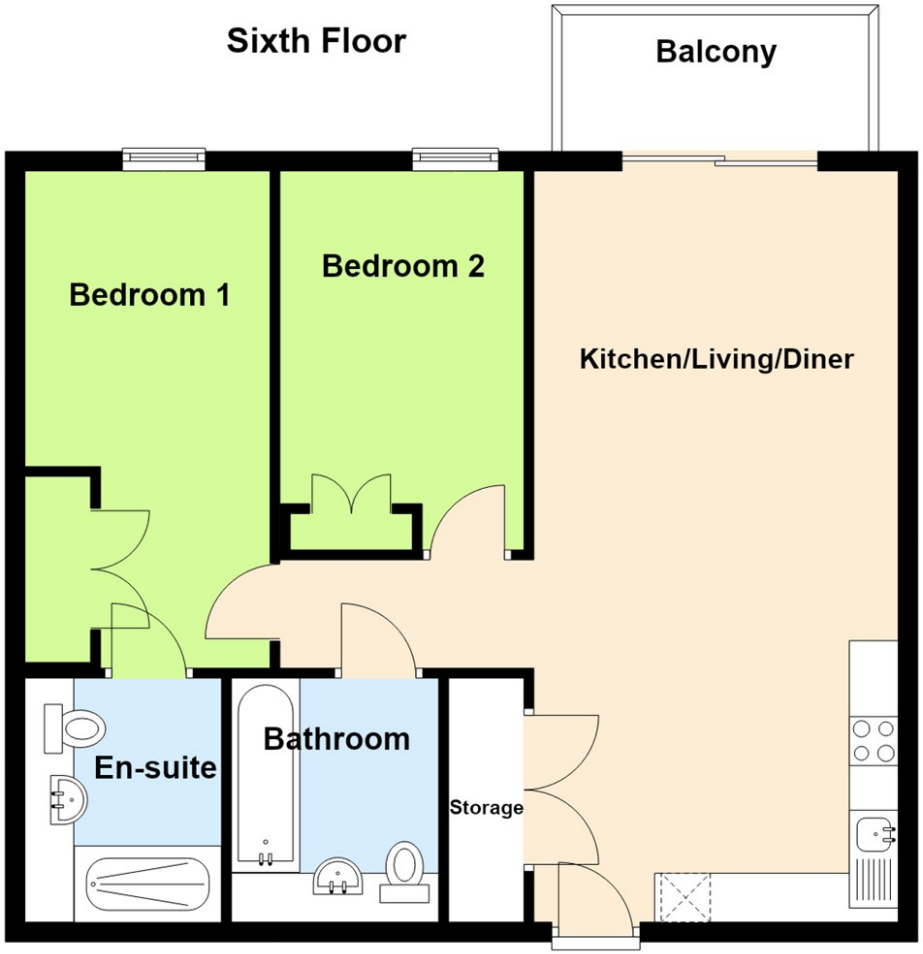






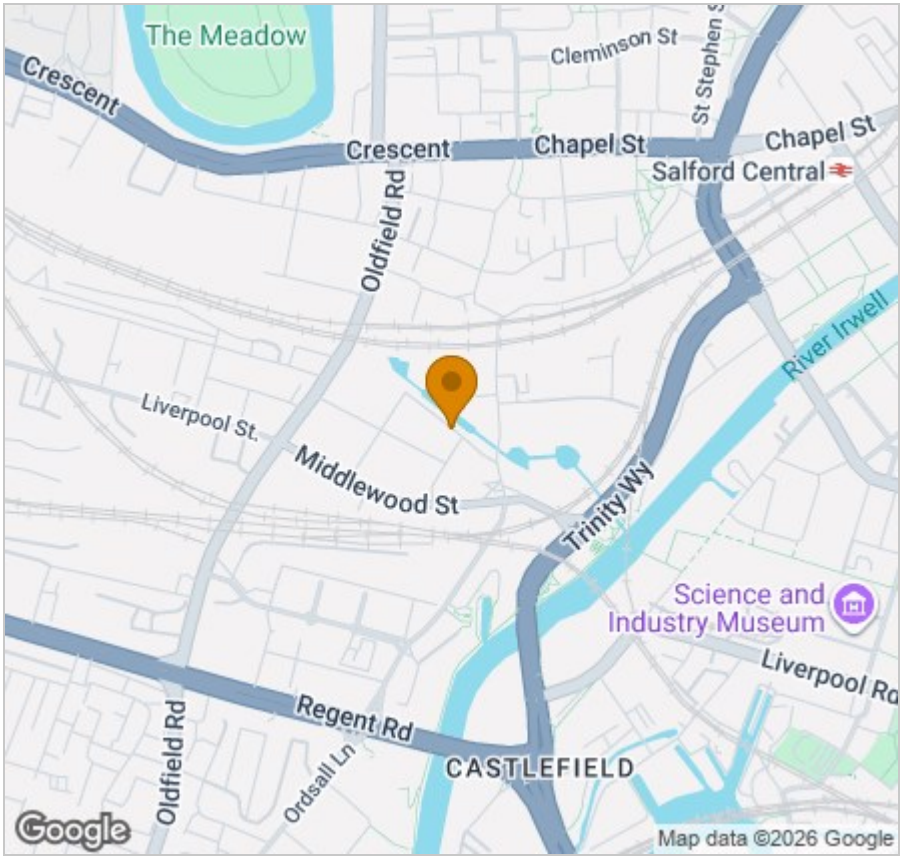
- Two Double Bedrooms
- Two Bathrooms
- Balcony With Great Views
- Owner Occupiers & Investors Welcome
- 24 Hour Security
- EPC Rating B
- Multi Award Winning Development
- Walking Distance To City Centre
- EWS1 Form Available
- No Chain

Floor Plan

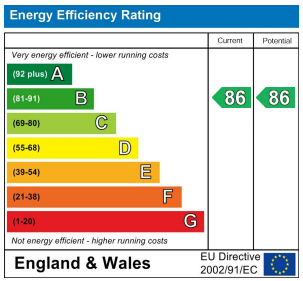


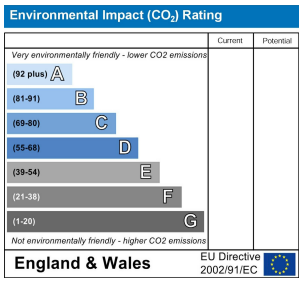
Total area: approx. 66.2 sq. metres (713.0 sq. feet)

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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