

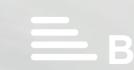


RESIDE  
MANCHESTER



A312 5 Shale Lane  
Middlewood Locks, Salford, M5 4BU

**£1,950 Per Annum**

 3  2  1  B

## A312 5 Shale Lane

Middlewood Locks, Salford, M5 4BU

Brand New | 3 Double Bedrooms | Available Furnished or Unfurnished | One Month Rent Free

Limited-time offer, secure this apartment before the end of February and receive one month rent free.

Be the very first to live in this beautifully finished three double bedroom, two bathroom apartment. Designed to a high specification throughout, the property features a sleek fully integrated kitchen, contemporary bathrooms, double glazing, and generous living space ideal for professionals or sharers.

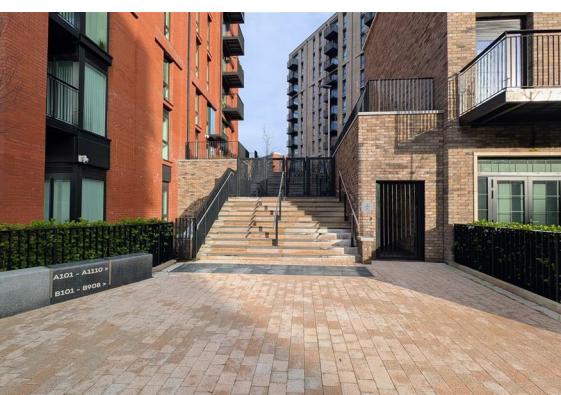
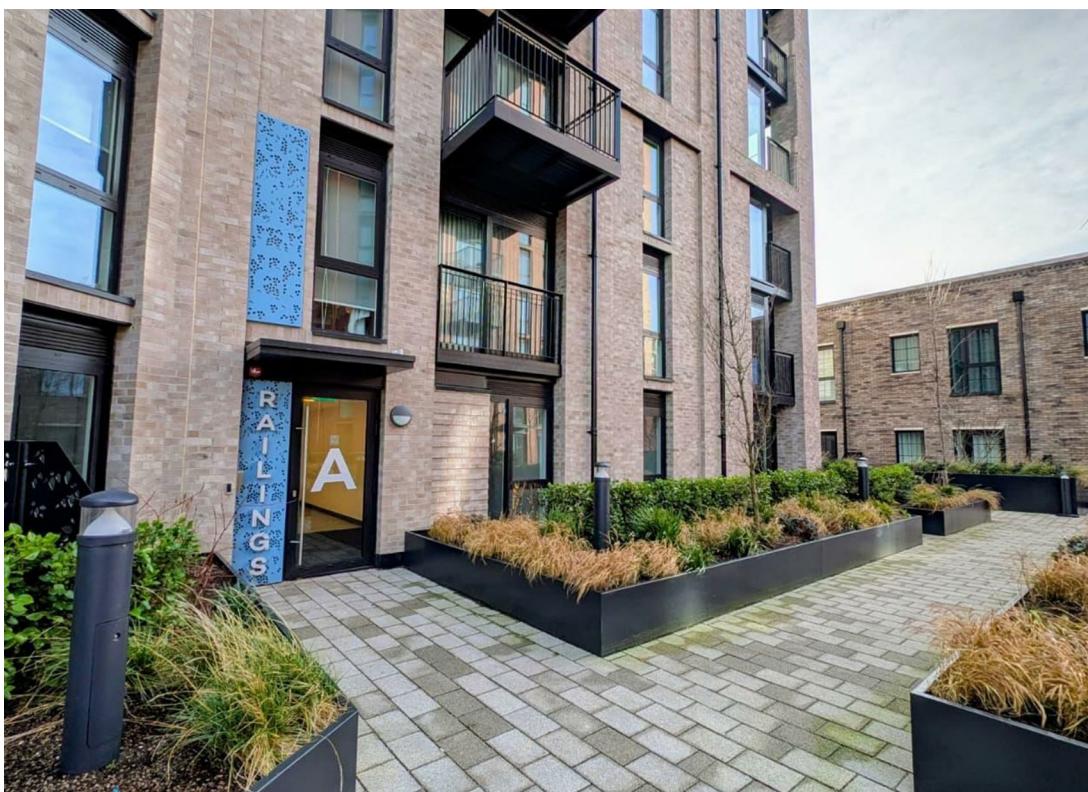
Available with a brand new furniture pack for an extra £50pcm. 6 Months Free Hyperoptic WiFi Included. Pet friendly.

Residents benefit from a secure parcel delivery system, co-working space, and a vibrant canalside setting with landscaped green areas, offering modern living in a highly desirable location.

Contact our rentals team on 0161 837 2840 to arrange a viewing.

- Limited-Time Offer - Enjoy one month rent free on this unit for reservations until the end of February!
- Three Double Bedroom, Two Bathroom With A Spacious Balcony
- Furnished And Unfurnished Option Available
- Canalside Neighbourhood
- Available Immediately
- EPC Rating B
- Secure Parcel System
- 10 Minute Walk Into Manchester City Centre



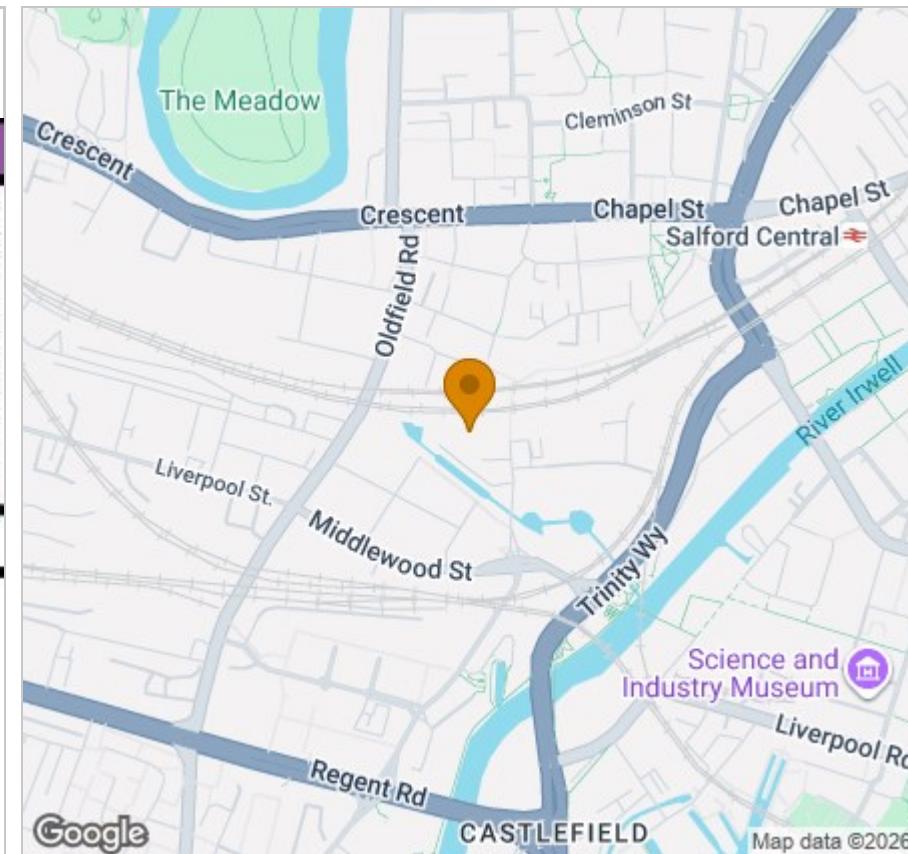


- Pet Friendly
- 6 Months Free Hyperoptic WiFi Included

## Floor Plan



## Area Map



## 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.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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