



4 Linen Court, Salford, M3 6JG

Asking Price £170,000



**** NO ONWARD CHAIN** PARKING SPACE INCLUDED **** A spacious first floor apartment nestled within Trinity Riverside, an increasingly popular area of Salford on the outskirts of Manchester city centre. This corner aspect property boasts two spacious double bedrooms and bright interior, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space in a convenient location. It comes with a parking space in the communal car park to the front of the building and offers easy access to amenities and transport links. Linen Court is a stone's throw away from the picturesque River Irwell and Peel Park, offering easily accessible outdoor spaces for leisurely walks and relaxation. It's also walking distance to Salford Crescent train station and Salford University. EPC rating C.

Lease: 125 years from 1992
Ground Rent: Included in service charge
Annual service charge: £2,951.76

- FIRST FLOOR APARTMENT
- PARKING SPACE INCLUDED
- CORNER ASPECT POSITION
- MODERN BATHROOM SUITE & BRIGHT OPEN PLAN LIVING ROOM
- QUIET RESIDENTIAL LOCATION ON THE OUTSKIRTS OF MANCHESTER CITY CENTRE
- TWO SPACIOUS BEDROOMS
- NO ONWARD CHAIN
- SHORT DISTANCE FROM SALFORD UNIVERSITY & SALFORD CRESCENT TRAIN STATION
- SUITABLE FOR INVESTORS & FIRST TIME BUYERS
- CLOSE TO PEEL PARK, THE MEADOW AND RIVER IRWELL

