



Coleman House, Gravel Lane, Salford
Offers In Excess Of £360,000

Ascend
Built on higher standards

Coleman House, Gravel Lane, Salford

Are you searching for an exquisite urban living experience? Look no further! We present to you an exquisite three-bedroom apartment that perfectly combines style and location.

Situated just off Chapel Street, a prominent redevelopment project in Salford, this apartment immerses you in the vibrant pulse of the city. Coleman House itself is a well-designed development offering chic living spaces. Nestled within the Flat Iron conservation area, the building exudes charm and character.

Step inside this remarkable penthouse-style apartment and be greeted by its sleek interiors. The stunning high-tech kitchen and bright, spacious living area form the heart of this home. The open-plan lounge encompasses a reception area and an elegant dining section. As an added luxury, the master bedroom boasts a lavish ensuite bathroom. With approximately 1124 square feet of living space, this three-bedroom apartment offers generous proportions, surpassing the average size.

Located on Gravel Lane, this residence places you right in the center of the action. The bustling city center of Manchester is a stone's throw away, and the vibrant Deansgate district is just a few minutes' walk from your doorstep. Indulge in a myriad of options, from trendy bars and tantalizing restaurants to enticing retail destinations, all within easy reach. Excellent transport links surround the apartment, with several tram stops and Victoria train station conveniently nearby.

This exceptional apartment is offered for sale fully furnished, ensuring a seamless move-in experience. If you would like to explore this captivating property or have any inquiries,

Entrance Hallway

Access from the communal stairwell & landing. Built in storage cupboard housing the gas combination boiler and plumbing for an automatic washing machine.

Video entrance phone.

Doors to:

Open Plan Living Kitchen

20'81 x 28'59 maximum narrowing to 21'17 (6.10m x 8.53m maximum narrowing to 6.40m)

A bright and spacious living room, which is perfectly complimented with a dual Velux ceiling light. in addition there are 3 further double glazed windows providing an abundance of natural light. Solid oak flooring, two radiators and a feature exposed brick wall. Spotlighting and wall mounted lights.

The raised kitchen area is beautifully furnished with a modern fitted kitchen comprising; a range of wall mounted and base level units with Corian work top surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Built in 'Neff' electric double oven and grill, built in microwave, four ring induction hob with extractor hood and lighting over. integrated fridge and freezer, built in dishwasher. part tiled walls, solid Walnut flooring.

Door to;

Master Bedroom

Rear aspect uPVC triple glazed window, fitted storage cupboard into alcove. Spotlighting, radiator. Door to;

En Suite Shower Room

Furnished with a three piece suite comprising; Walk in shower cubicle with rain-head shower over, suspended vanity wash hand basin incorporating sabotage cupboard and a low level WC. Part tiled walls, wood effect flooring, chrome heated towel rail, extractor.

Bedroom Two

20'27 maximum x 13'58 (6.10m maximum x 3.96m)

Dual front and side aspect uPVC double glazed windows, radiator. Fitted mirror fronted wardrobes.

Bedroom Three

13'16 x 13'06 (3.96m x 4.11m)

Front and side aspect uPVC double glazed windows, radiator, feature lighting. Fitted wardrobes.

Bathroom

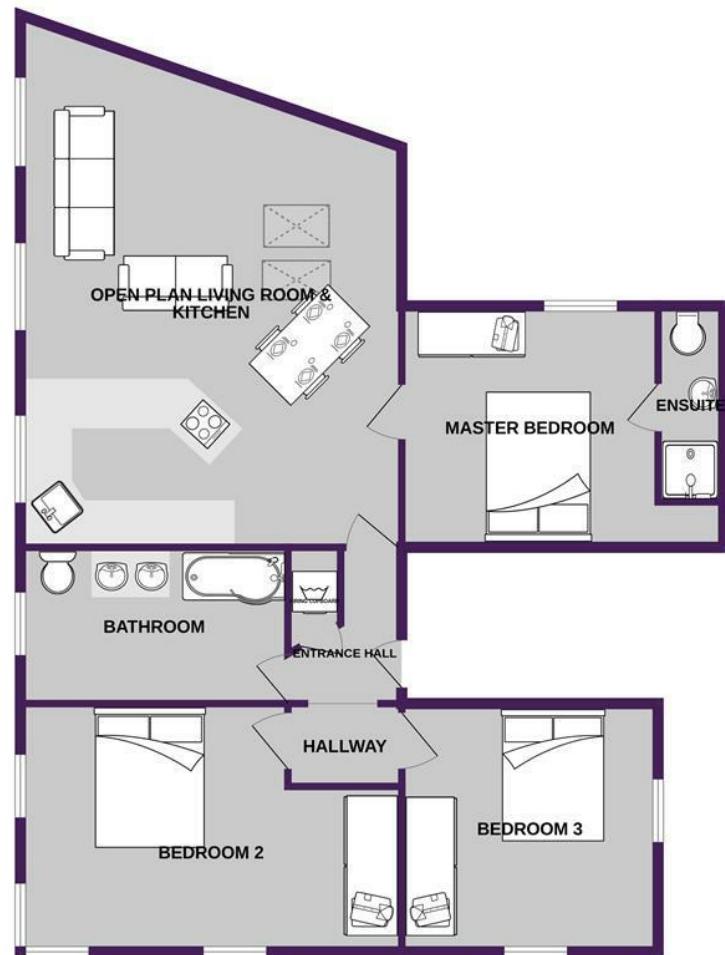
14'01 x 8'02 (4.29m x 2.49m)

Furnished with three piece suite comprising; Jacuzzi bath with wall mounted control and shower attachment over, Corian double vanity wash hand basin incorporating storage cupboard and a low level WC. Chrome heated towel rail, part tiled walls, Karndean flooring. Feature lighting and additional spotlighting.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



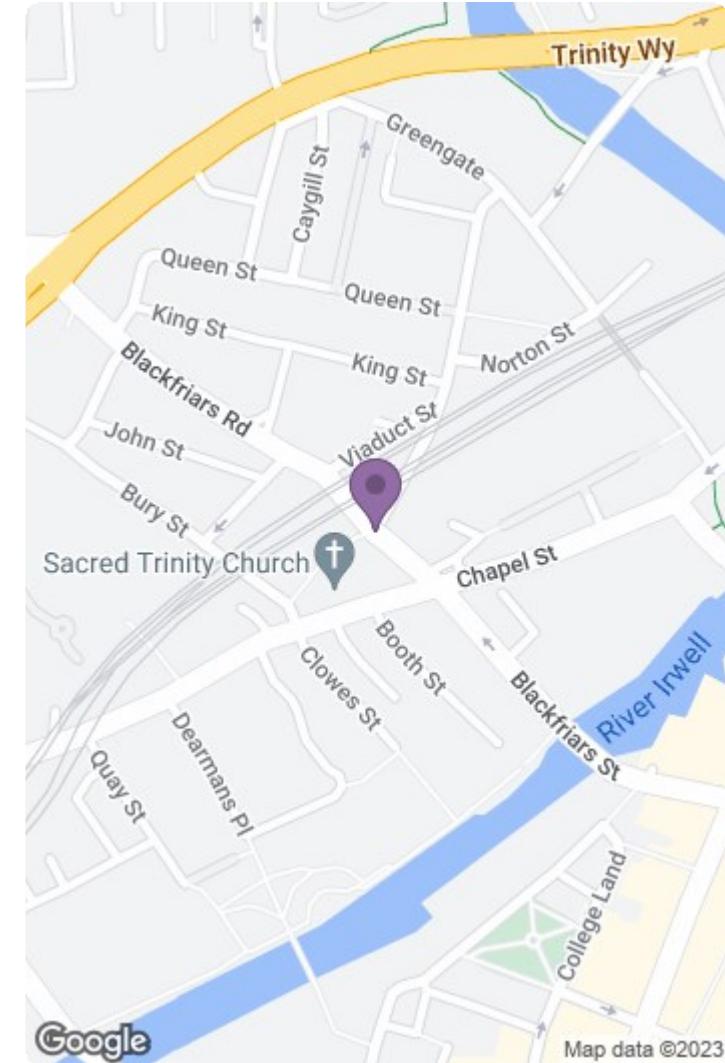
SECOND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	79
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂ Rating)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	77	79
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC

England & Wales

