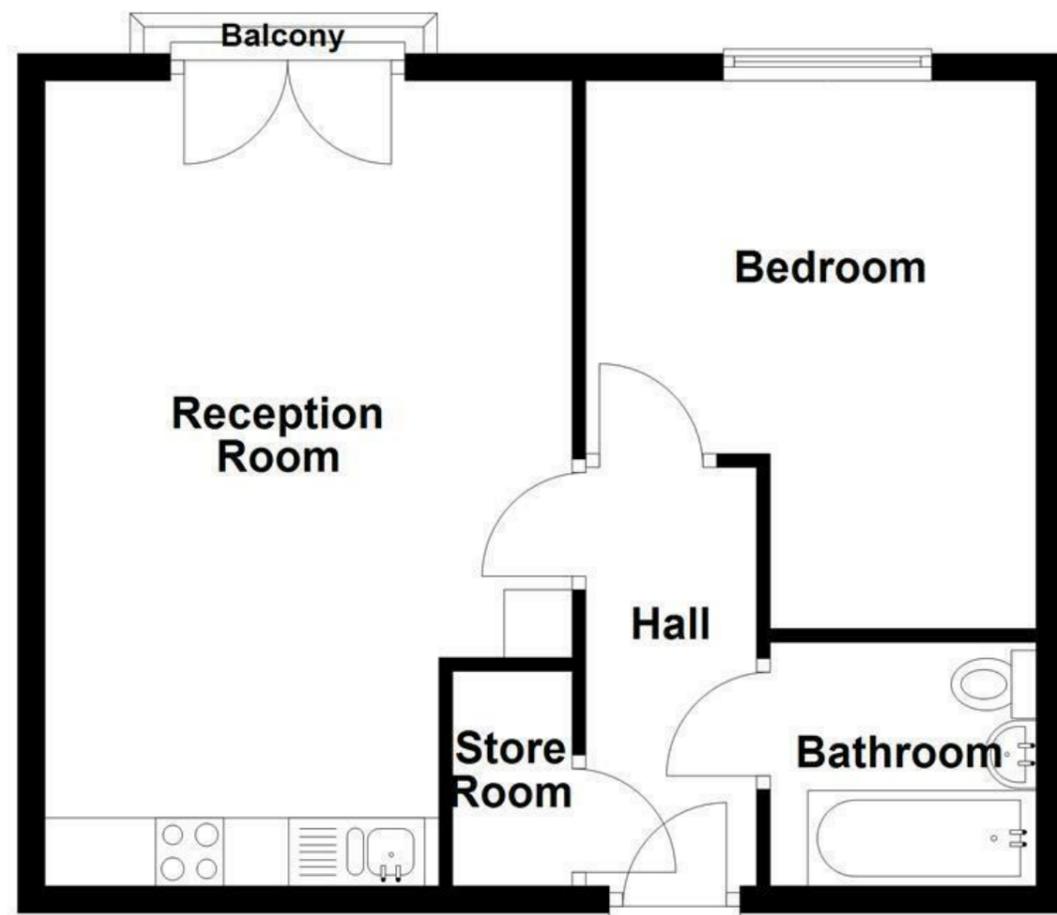


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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

Ordsall Lane, Salford, M5 4XS

Offers Over £160,000

IDEAL FOR FIRST TIME BUYERS OR AS AN INVESTMENT OPPORTUNITY

Located on Ordsall Lane in Salford, this charming apartment presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious living room that seamlessly integrates a modern kitchen area, creating an inviting space for relaxation and entertaining. Natural light floods both the living room and the generously sized bedroom, enhancing the overall warmth and comfort of the home.

Conveniently located, this apartment is less than a five-minute walk from local shops, ensuring that all your daily needs are easily met. Additionally, the complex offers fantastic amenities, including a cinema room and a gym, perfect for those who appreciate a blend of leisure and fitness in their lifestyle.

This property is ideal for a couple looking to embark on their journey together or for anyone seeking a promising investment in a vibrant area. With its appealing features and prime location, this apartment is not to be missed.

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Ordsall Lane, Salford, M5 4XS

Offers Over £160,000

 1  1  1  B

- Fourth Floor Apartment
- Three Piece Bathroom
- Parking Spaces Available To Rent
- EPC Rating: B
- One Bedroom
- On Site Gym, Cinema Room And 24hr Concierge
- Tenure: Leasehold
- Spacious Open Plan Living/Kitchen
- Convenient For City Centre
- Council Tax Band: B

Ground Floor

Hall

11'1 x 4' (3.38m x 1.22m)

Hardwood entrance door from communal hall, spotlights, storage and doors to open plan living, bedroom and bathroom.

Open Plan Living

19'3 x 12'7 (5.87m x 3.84m)

UPVC double glazed window, two electric radiators, spotlights, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, integrated fridge freezer and wood effect flooring and UPVC double glazed French doors to Juliette balcony.

Bedroom

13'3 x 10'10 (4.04m x 3.30m)

UPVC double glazed window and electric radiator.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, tiled elevations and tile effect flooring.

External

Parking (available to rent separately), on site gym, cinema room and concierge.



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