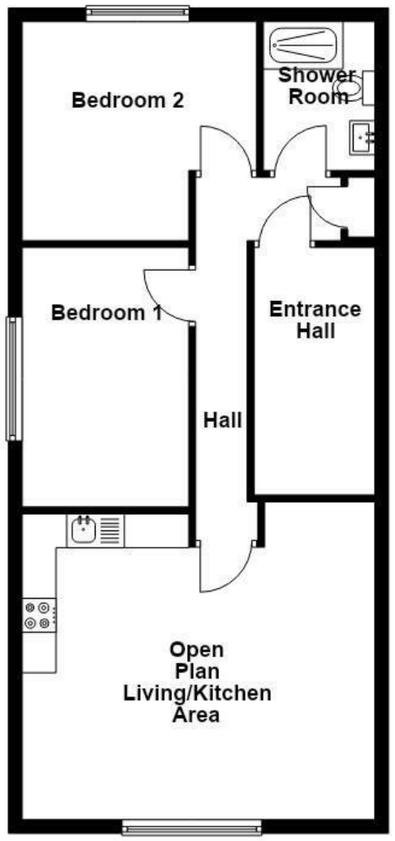
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Ground Floor

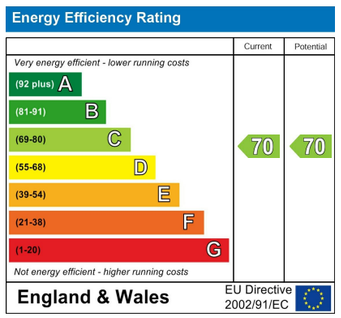












Barrfield Road, Salford, M6 7FY

£1,195 Per Month

BRAND NEW TWO BEDROOM FIRST FLOOR FLAT

Welcome to this newly built, furnished first-floor flat located on Barrfield Road in Salford. This delightful property features two generously sized bedrooms, making it an ideal choice for professionals or small families seeking comfort and convenience.

As you enter, you will find an inviting open-plan living and kitchen area, perfect for both relaxation and entertaining. The space is designed to maximise light and functionality, creating a warm and welcoming atmosphere. The flat also boasts a modern three-piece shower room, ensuring that your daily routines are both comfortable and efficient.
Rear off road parking with EV charging point is available, providing ease for those with vehicles. Additionally, the property enjoys easy access to major commuter routes, making it an excellent option for those who travel for work or leisure.

Situated in close proximity to local amenities, you will find shops, cafes, and parks just a short distance away, enhancing your living experience in this vibrant area. This flat presents a wonderful opportunity to enjoy modern living in a well-connected location. Don't miss your chance to make this charming property your new rental home.

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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Barrfield Road, Salford, M6 7FY

£1,195 Per Month

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- Brand New First Floor Apartment
- Rear Off Road Parking With EV Charging Point Available
- Easy Access To Major Commuter Routes
- EPC Rating C
- Two Generously Sized bedrooms
- Open Plan Living/Kitchen Area
- Close Proximity To Local Amenities
- Fully Furnished Property
- Three Piece Shower Room
- Council Tax Band A

Communal Entrance

Security door with code access and stairs to first floor flat.

Entrance

Door to hall.

Hall

17'2 x 7'2 (5.23m x 2.18m)

Central heating radiator, doors to open plan living/kitchen area, two bedrooms, storage and laminate flooring.

Open Plan Living/Kitchen Area

17' x 15'3 (5.18m x 4.65m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, quartz effect work top, stainless steel sink with integrated draining ridges and mixer tap, integrated oven, four ring electric hob, extractor hood, integrated washing machine and fridge freezer and laminate flooring.

Bedroom One

12'7 x 8'1 (3.84m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

UPVC double glazed window and central heating radiator.

Shower Room

7'4 x 5'6 (2.24m x 1.68m)

Central heating tower rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower, part tiled elevation, extractor fan and tiled floor.

External

Rear

Off road parking with EV charging point.

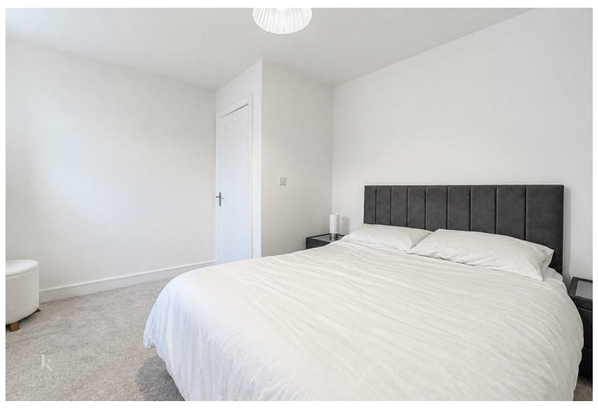




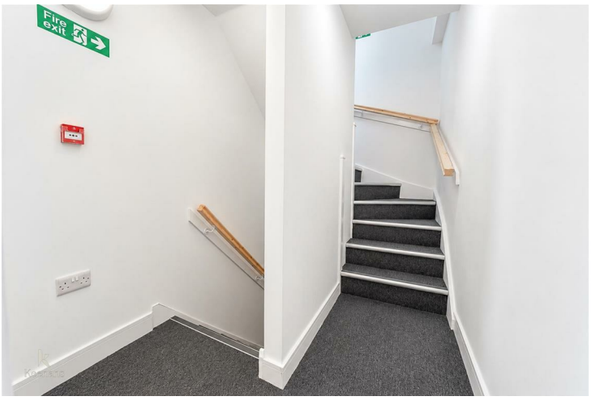












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