



Fusion, Middlewood Street

Salford

HILLS

In Excess of £250,000

Fusion

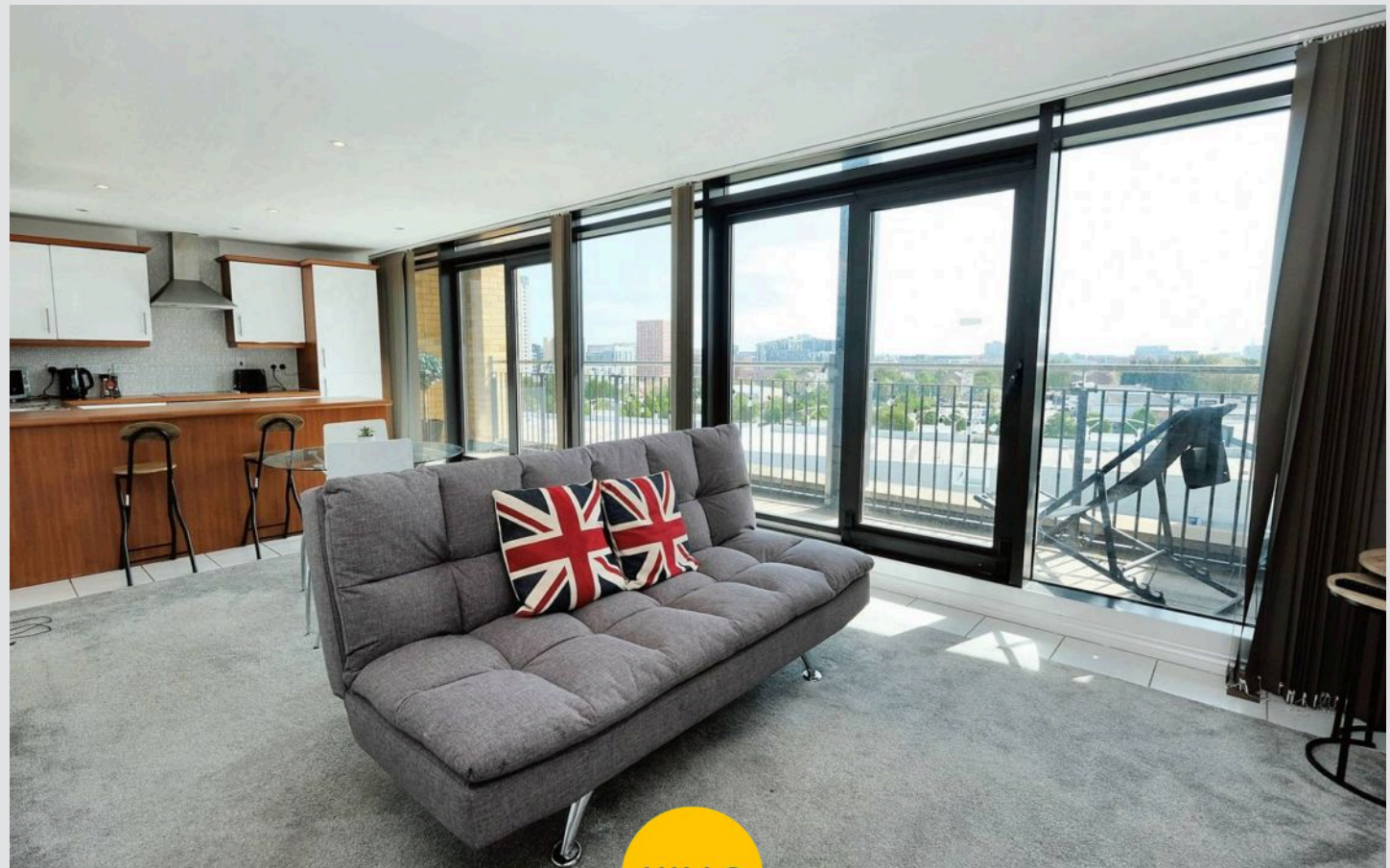
Salford

Situated WITHIN WALKING DISTANCE OF MANCHESTER CITY CENTRE AND COMING TO THE MARKET CHAIN FREE, this TWO BEDROOM modern PENTHOUSE APARTMENT is situated on the sixth floor and benefits from LIFT ACCESS

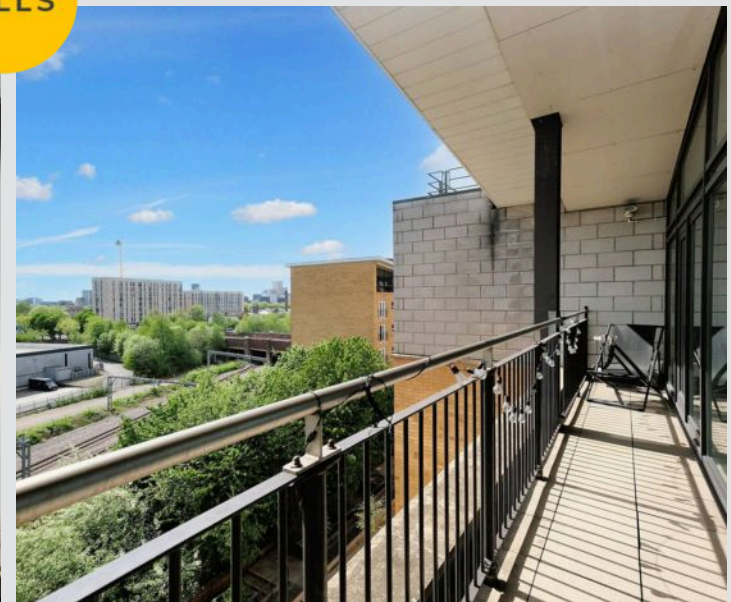
Council Tax band: C

Tenure: Leasehold

- Spacious TWO BEDROOM PENTHOUSE APARTMENT
- Coming to the market CHAIN FREE
- TWO PRIVATE TERRACES, one in the master bedroom and a full-width terrace to living space
- BENEFITTING FROM TWO CAR PARK SPACES
- Situated on the 6th floor with LIFT ACCESS
- FOUR PIECE BATHROOM SUITE AND EN-SUITE TO MASTER BEDROOM
- GENEROUS SIZE BEDROOMS COMPLETE WITH A JULIETTE BALCONY IN EACH AND A TERRACE TO THE MASTER BEDROOM
- OPEN PLAN LIVING, DINING AREA AND MODERN KITCHEN
- WITHIN WALKING DISTANCE OF MANCHESTER CITY CENTRE
- Within easy access of EXCELLENT TRANSPORT LINKS into SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE



HILLS



Entrance Hallway

6' 6" x 8' 7" (1.99m x 2.61m)

Complete with a ceiling light point, electric heater and tiled flooring.

Lounge / Diner

16' 4" x 11' 6" (4.99m x 3.51m)

Complete with ceiling spotlights, full length patio doors and electric heater. Fitted with carpet flooring.

Kitchen

9' 6" x 11' 5" (2.89m x 3.48m)

Featuring complementary wall and base units with integral fridge freezer, oven, hob and extractor. Complete with ceiling spotlights and tiled flooring.

Bathroom

11' 8" x 6' 6" (3.56m x 1.98m)

Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, extractor and heated tile rail. Fitted with tiled flooring.

Bedroom One

19' 7" x 11' 4" (5.97m x 3.45m)

Complete with ceiling spotlights, Juliette balcony, terrace and electric heater. Fitted with carpet flooring.

En suite

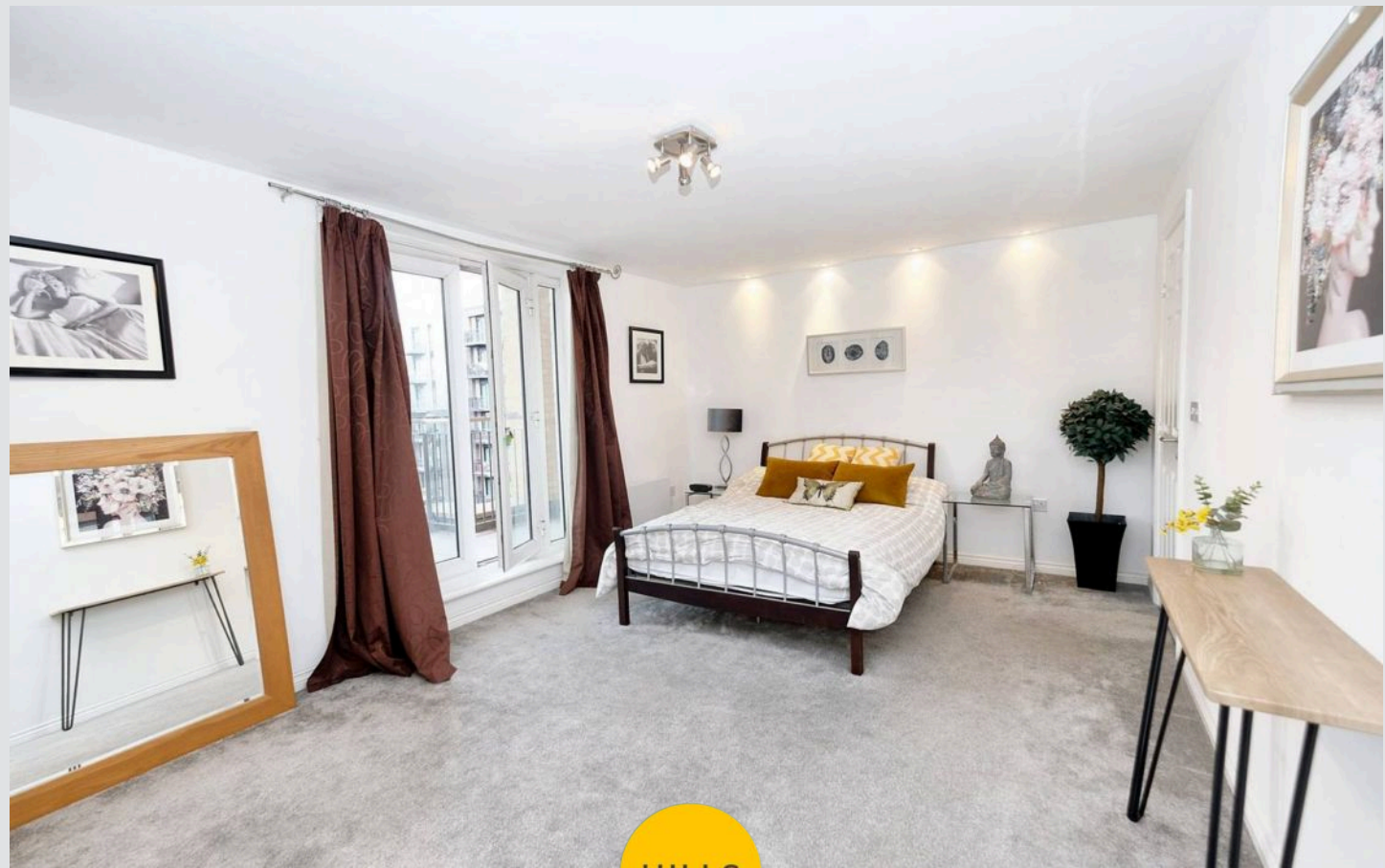
8' 3" x 7' 0" (2.51m x 2.14m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

Bedroom Two

14' 10" x 14' 1" (4.52m x 4.30m)

Complete with a ceiling light point and spotlights, Juliette balcony, double glazed window and electric heater. Fitted with storage cupboard and carpet flooring.



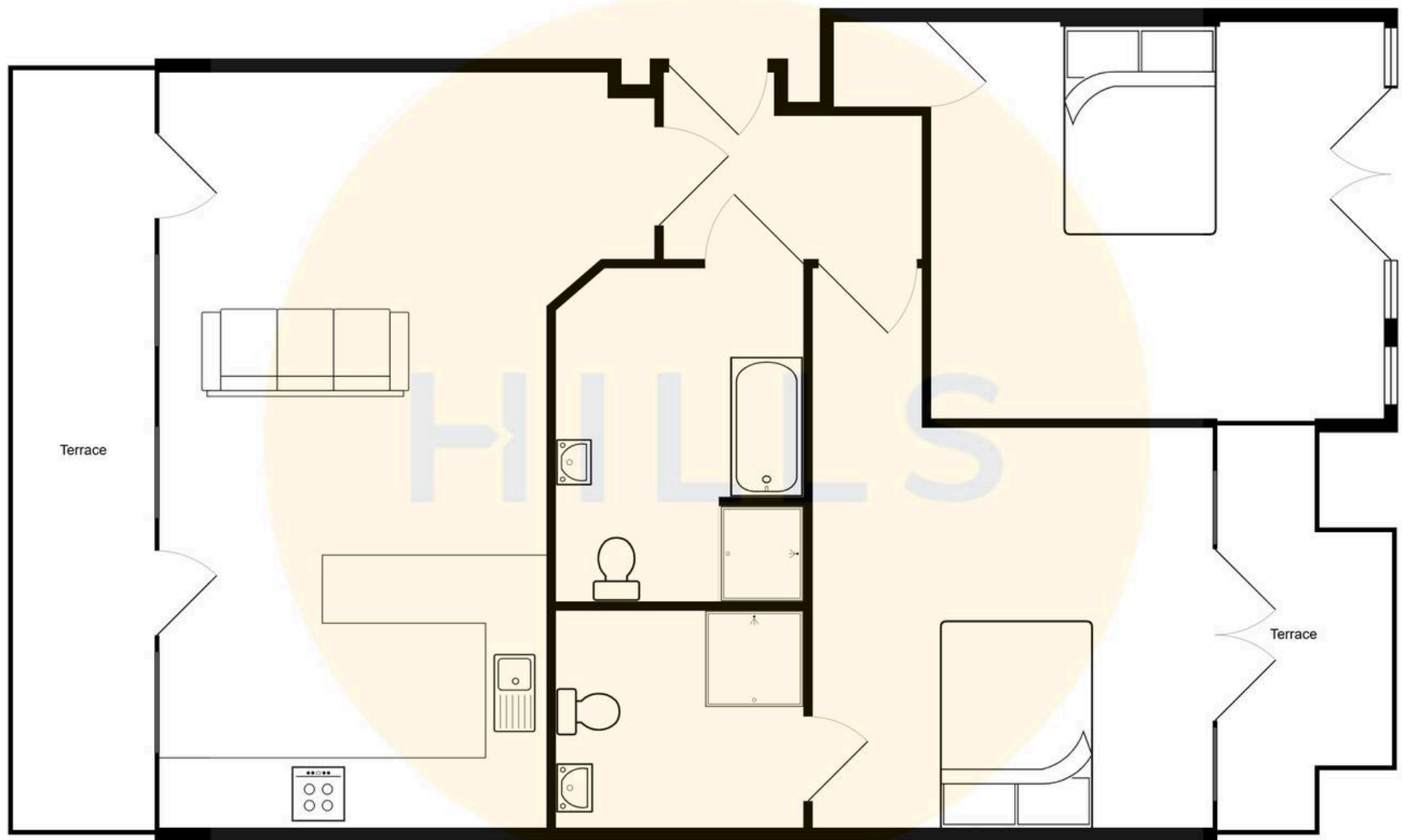
HILLS

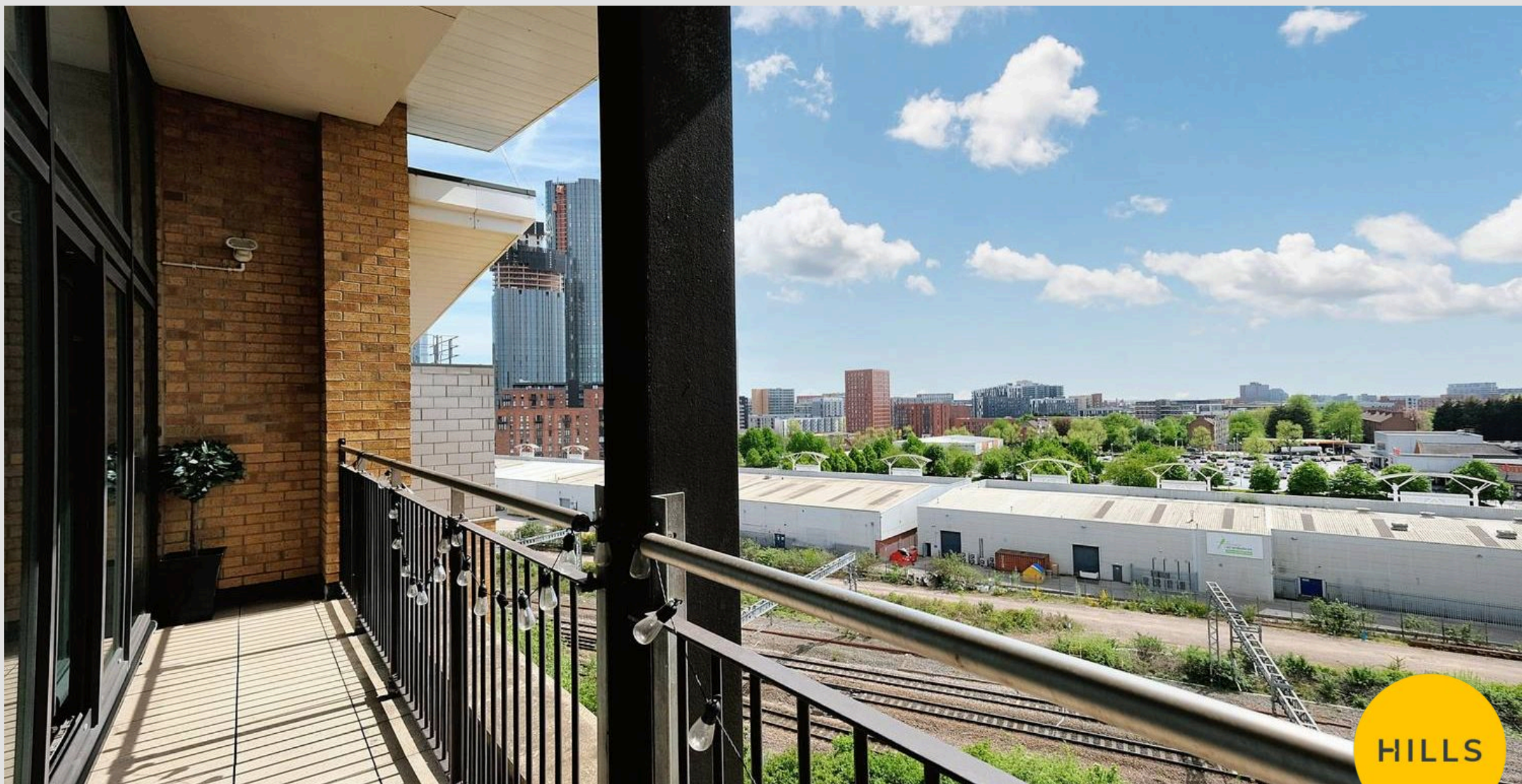




HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.