

The Riley Building, Derwent Street

Salford



£210,000

The Riley Building

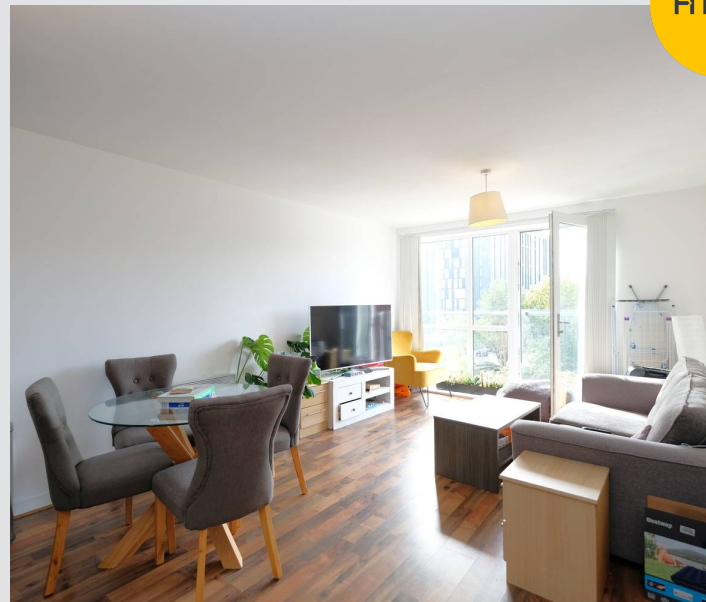
Salford

****Contemporary, Two Bedroom Apartment Located Within Walking Distance of Salford Quays & Media City****

Council Tax band: B

Tenure: Leasehold

- Contemporary Two Bedroom Apartment
- Open Plan Living, Kitchen and Dining Room
- Two Double Bedrooms, with an Ensuite to the Main Bedroom
- Modern Three-Piece Bathroom
- Benefits from a Communal Lift and Secure Intercom Access
- Allocated Parking
- Within Walking Distance of Salford Quays & Media City, which is Host to a Fine Array of Bars, Shops and Restaurants
- Within Easy Access of Manchester City Centre
- Ideal First Time Home or Investment
- Viewing is Highly Recommended



Entrance Hallway

Featuring boiler cupboard and washer. Complete with ceiling spotlights, electric radiator and laminate flooring.

Lounge/Kitchen

20' 1" x 14' 7" (6.12m x 4.45m)

Featuring complementary wall and base units with integral stainless steel sink and extractor. Integral dishwasher, fridge freezer, electric hob and oven. Complete with two ceiling light points, double glazed window and electric radiator. Fitted with a uPVC door and laminate flooring.

Bedroom One

10' 2" x 9' 5" (3.10m x 2.87m)

Complete with a ceiling light point, two floor to ceiling double glazed windows and electric radiator. Fitted with laminate flooring.

En-suite

8' 1" x 4' 2" (2.46m x 1.27m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

Bedroom Two

14' 5" x 10' 2" (4.39m x 3.10m)

Complete with a ceiling light point, floor to ceiling double glazed window and electric radiator. Fitted with laminate flooring.

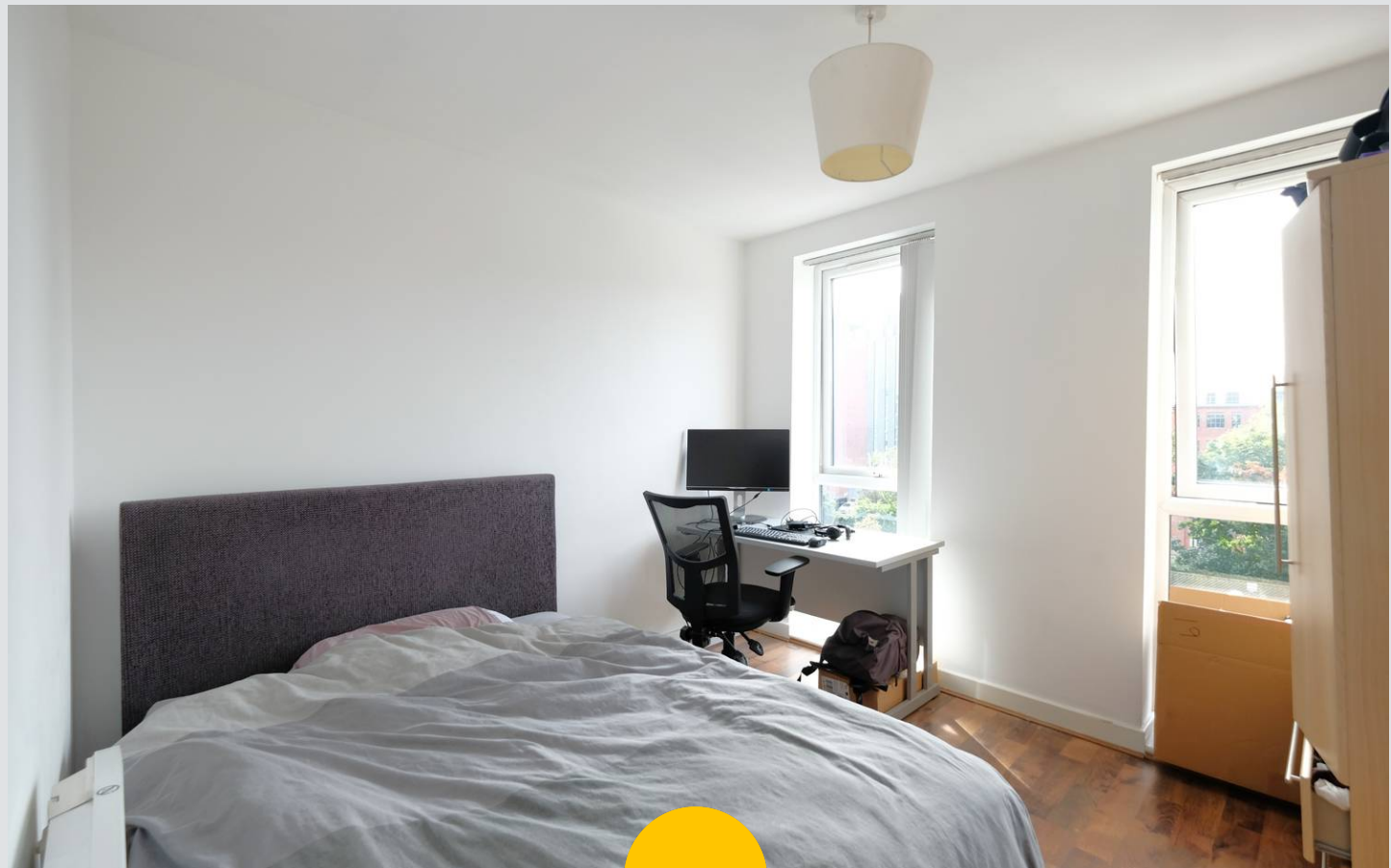
Bathroom

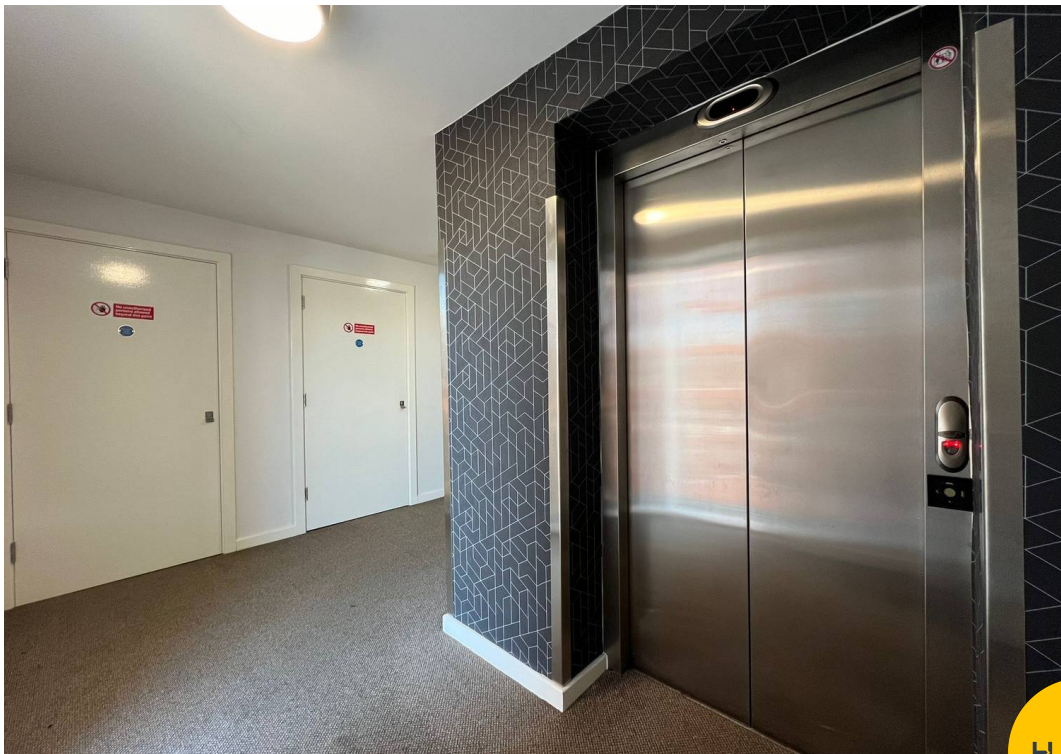
8' 9" x 5' 1" (2.67m x 1.55m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights and heated towel rail. Fitted with tiled flooring.

External

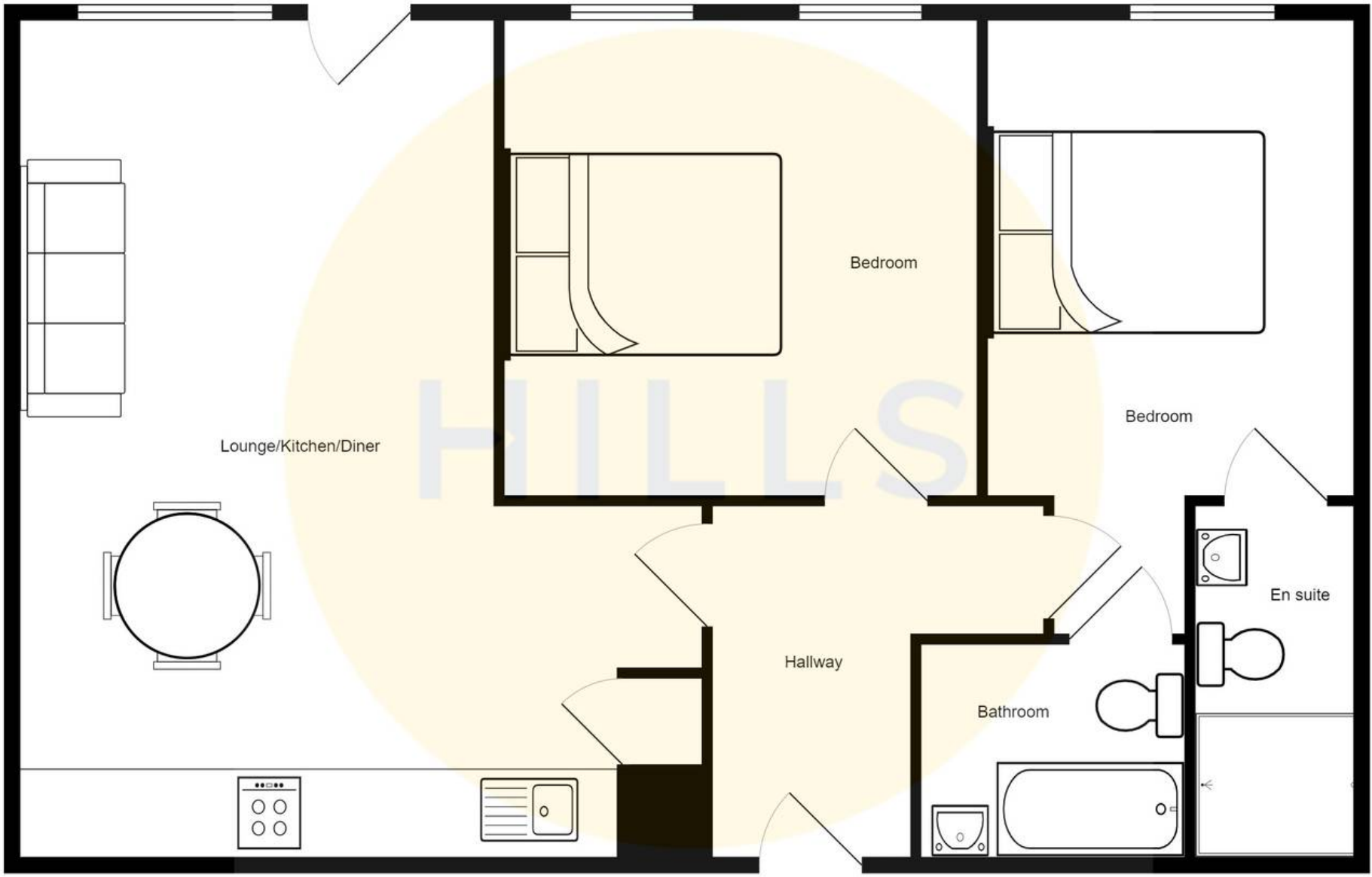
Located on the third floor with access to a lift. Allocated parking space.





HILLS





Lounge/Kitchen/Diner

Bedroom

Bedroom

Hallway

Bathroom

En suite



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.