



# Merchants Wharf, Ordsall Lane

Salford



In Excess of £260,000



# Merchants Wharf

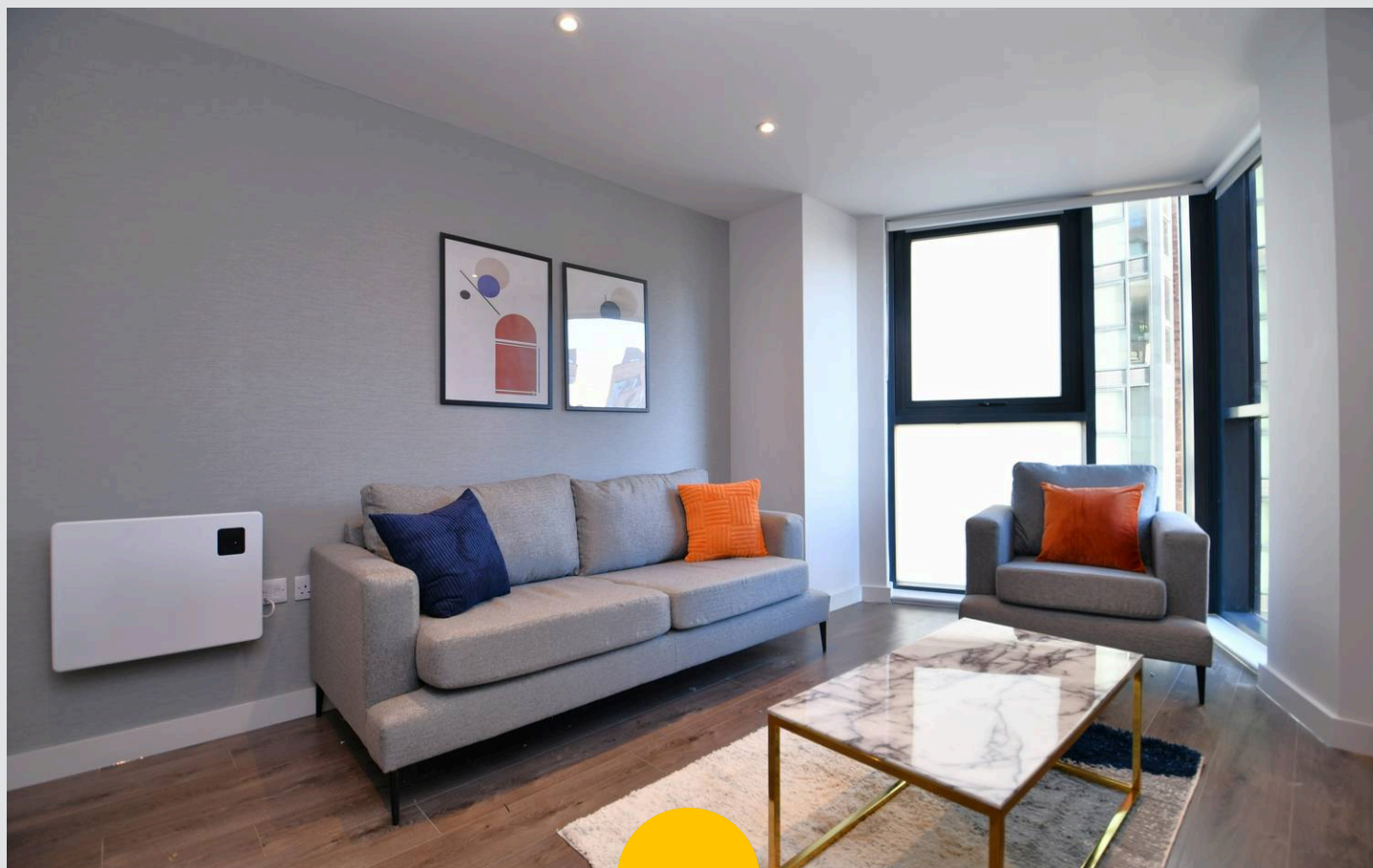
Ordsall Lane, Salford

**\*\*NO CHAIN\*\*** This contemporary, two bedroom apartment is located on the second floor of a stylish new development! Situated within walking distance of Salford Quays, Media City and Manchester City Centre

Council Tax band: C

Tenure: Leasehold

- No Vendor Chain
- Modern New Development, Only Recently Completed
- Two Double Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Three-Piece Bathroom
- Open Plan Living, Dining and Kitchen Area
- Benefits from a Concierge, Access to a Gym and a Residents' Room
- Communal Lift and Secure Fob Access
- Close to Excellent Transport Links into Manchester City Centre
- Within Walking Distance of Salford Quays & Media City, which Provide a Fine Array of Bars, Shops and Restaurants
- Viewing is Highly Recommended!



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### Entrance Hallway

Complete with ceiling spotlights and laminate flooring.

### Lounge / Kitchen / Diner

26' 6" x 10' 6" (8.08m x 3.19m)

Featuring modern fitted units with integral hob, oven, dishwasher, fridge freezer and microwave. Complete with ceiling spotlights, two electric radiators and laminate flooring.

### Utility Room

Complete with a ceiling light point and space for a dishwasher. Fitted with laminate flooring.

### Bathroom

6' 10" x 4' 10" (2.09m x 1.48m)

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

### Bedroom One

14' 11" x 9' 0" (4.54m x 2.75m)

Complete with ceiling spotlights, double glazed window and electric radiator. Fitted with carpet flooring.

### En suite

6' 5" x 4' 10" (1.96m x 1.48m)

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

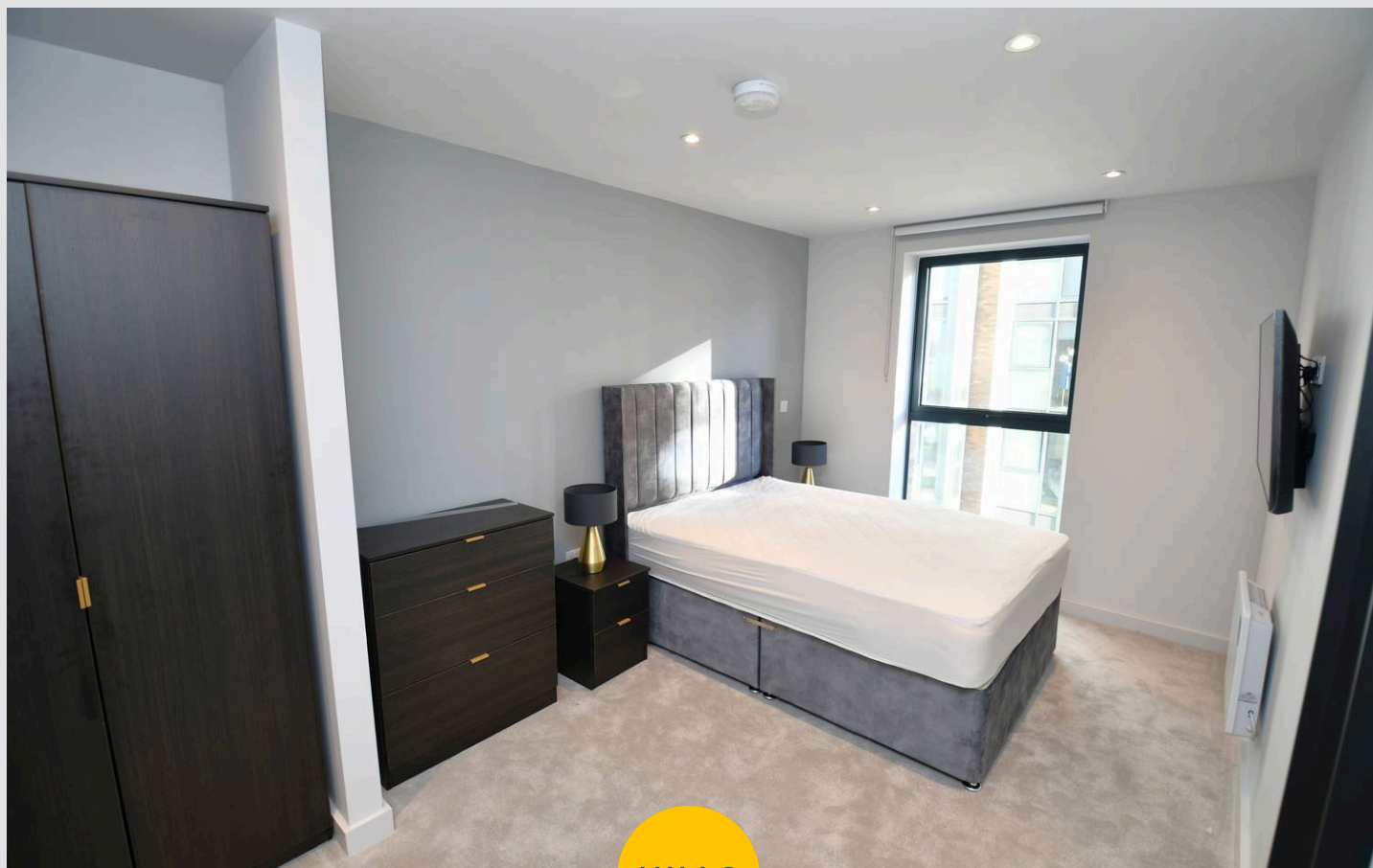
### Bedroom Two

11' 3" x 9' 0" (3.43m x 2.75m)

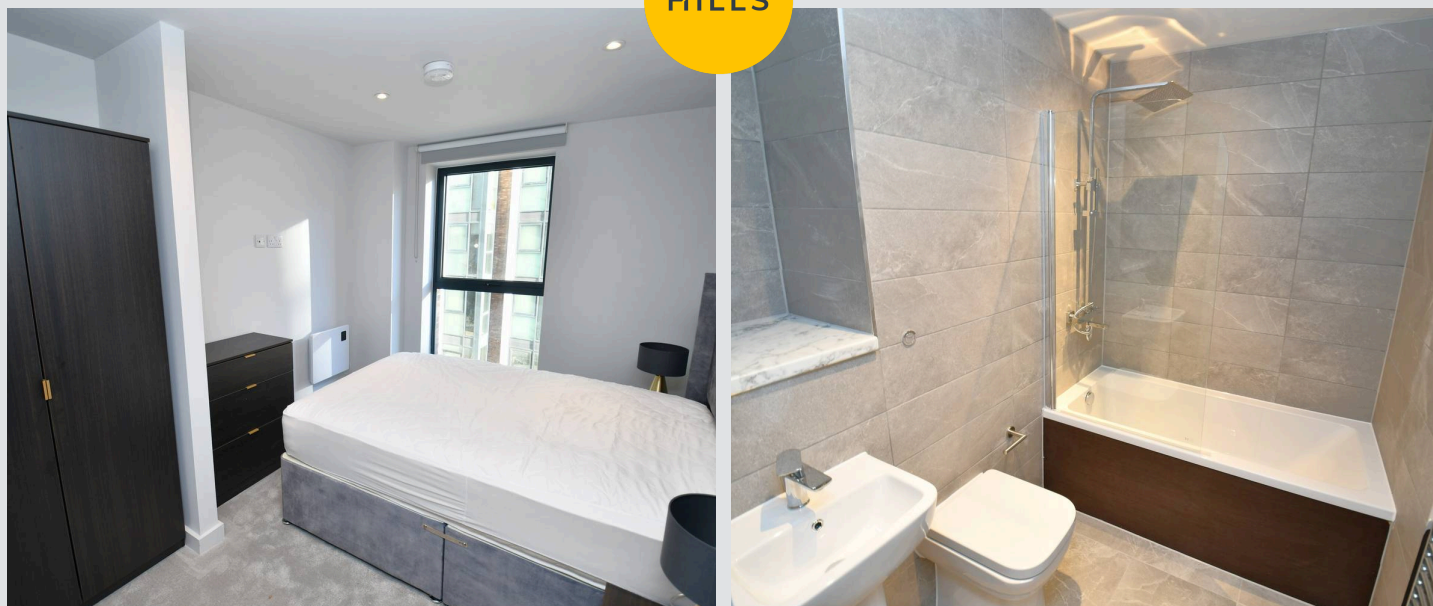
Complete with ceiling spotlights, double glazed window and electric radiator. Fitted with carpet flooring.

### Facilities

Featuring secure intercom access with concierge. Access to a communal lift, communal gardens, residential lounge and gym.



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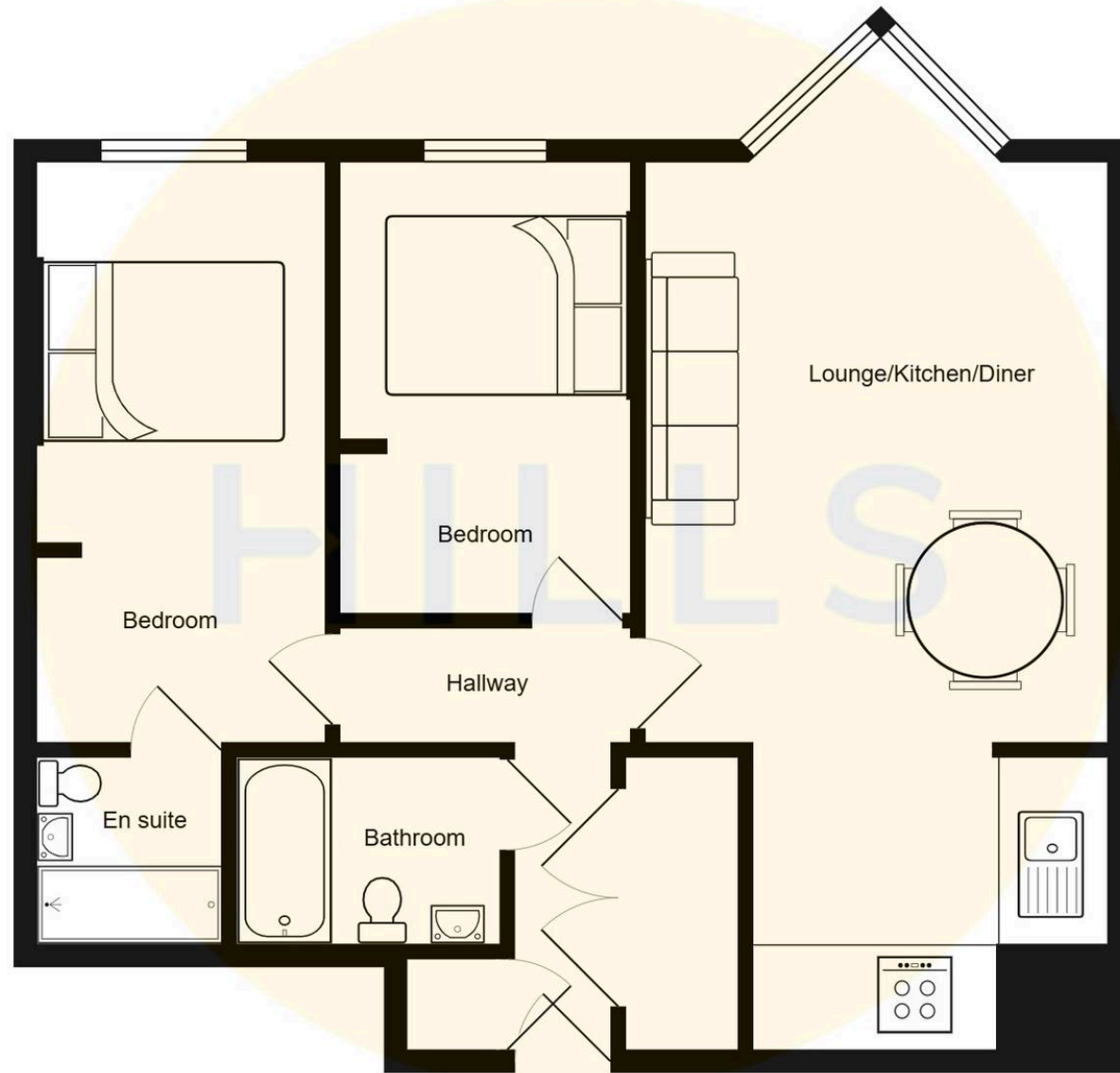




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