



9 Woden Street, Salford

Salford

HILLS

£250,000

Apartment 1206

9 Woden Street, Salford

****Contemporary Two Bedroom Apartment Located on the Stylish Downtown Development. Situated in a Highly Sought After Location next to the River Irwell, with Excellent Links into Salford Quays, Deansgate and Manchester City Centre!****

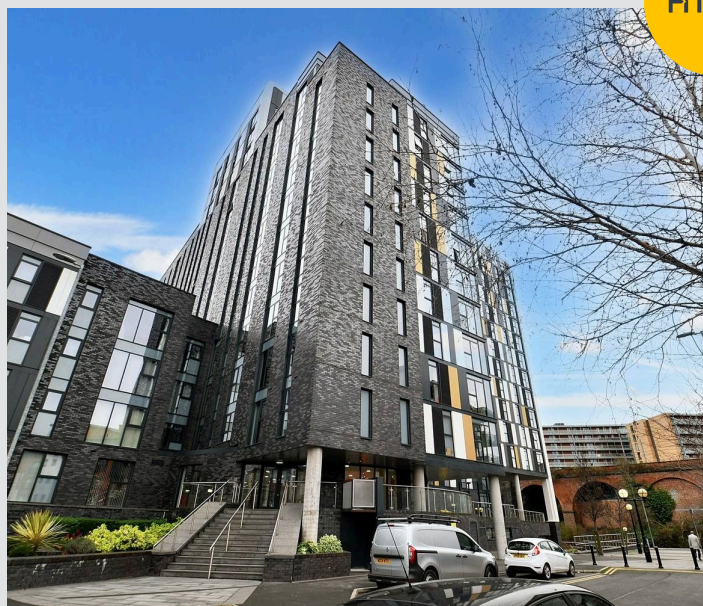
Council Tax band: B

Tenure: Leasehold

- Contemporary Two Bedroom Apartment
- Situated on the Stylish Downtown Development
- Located Within Walking Distance of Salford Quays, Deansgate and Manchester City Centre
- Open Plan Living, Dining and Kitchen Area with Modern Fitted Units
- Two Double Bedrooms, with an Ensuite to the Main Bedroom
- Benefits from an Elegant Concierge, Communal Lifts and Secure Fob & Intercom Access
- Close to Excellent Transport Links Throughout Manchester
- Viewing is Highly Recommended!



HILLS



Open Plan Living, Kitchen and Dining Area

21' 8" x 13' 2" (6.60m x 4.02m)

Featuring ceiling spotlights, fitted units including integrated hob, oven, fridge freezer, dishwasher. Double-glazed window and wall-mounted electric radiator

Utility Cupboard

4' 11" x 2' 9" (1.49m x 0.84m)

Bedroom One

15' 0" x 8' 7" (4.57m x 2.61m)

Ceiling light point, double-glazed window and an electric radiator

Ensuite

8' 6" x 5' 7" (2.60m x 1.70m)

Featuring three piece suite including, w/c, hand wash basin, bath with a shower overhead. Complete with an electric hand towel rail. Fitted with part-tiled walls and tiled flooring.

Bedroom Two

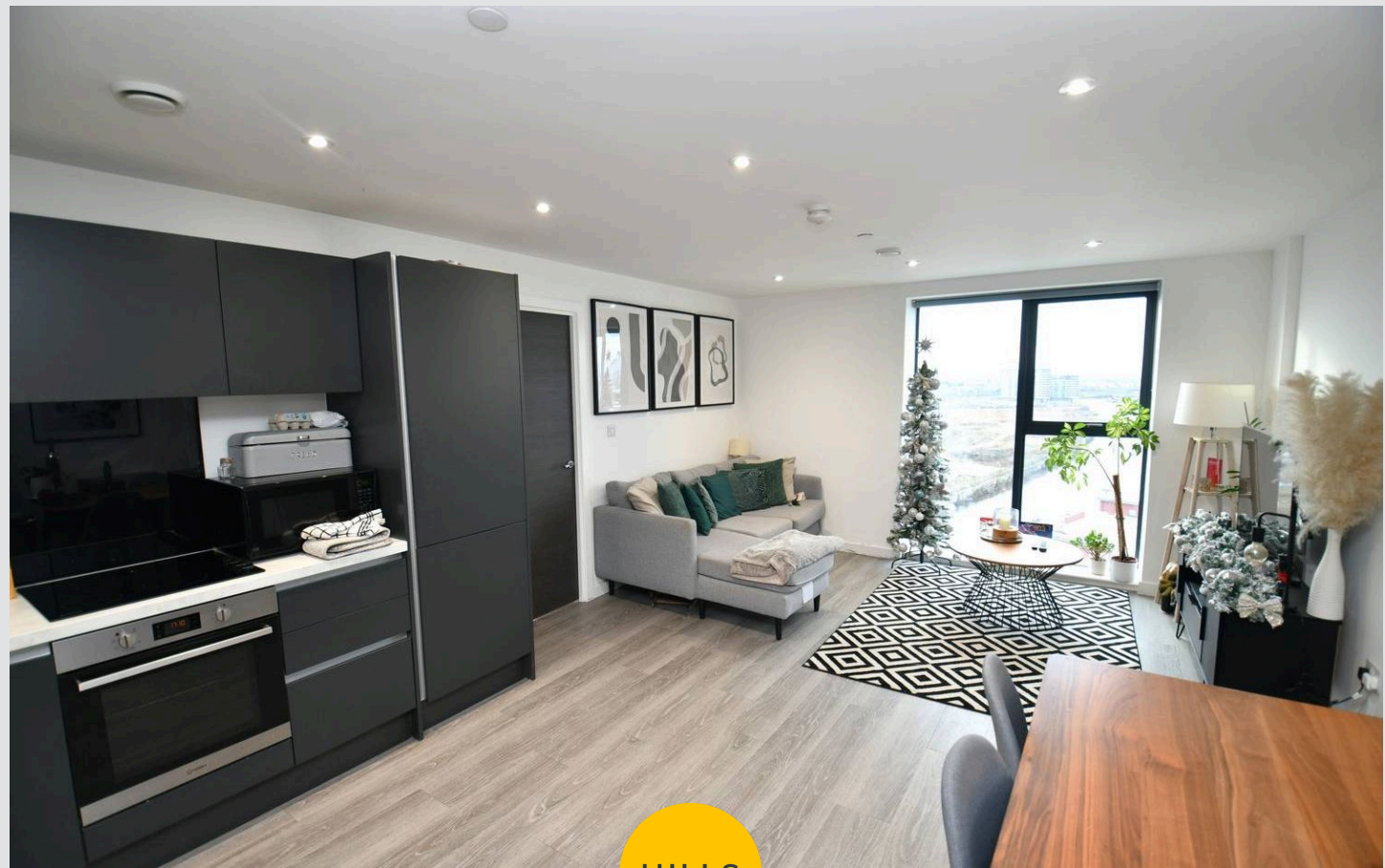
14' 11" x 8' 6" (4.56m x 2.60m)

Ceiling light point, double-glazed window and a wall-mounted electric radiator

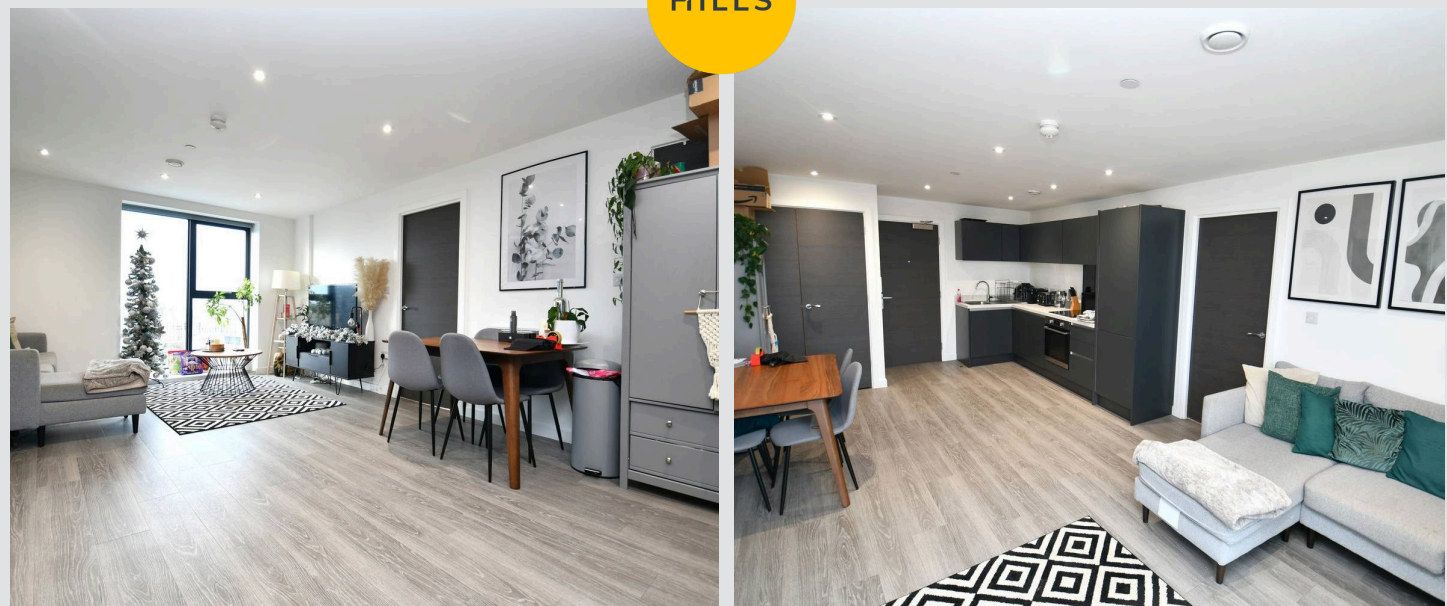
Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Featuring three piece suite including, w/c, hand wash basin, bath with a shower overhead. Complete with an electric hand towel rail. Fitted with part-tiled walls and tiled flooring.



HILLS



Open Plan Living, Kitchen and Dining Area

21' 8" x 13' 2" (6.60m x 4.02m)

Featuring ceiling spotlights, fitted units including integrated hob, oven, fridge freezer, dishwasher. Double-glazed window and wall-mounted electric radiator

Utility Cupboard

4' 11" x 2' 9" (1.49m x 0.84m)

Bedroom One

15' 0" x 8' 7" (4.57m x 2.61m)

Ceiling light point, double-glazed window and an electric radiator

Ensuite

8' 6" x 5' 7" (2.60m x 1.70m)

Featuring three piece suite including, w/c, hand wash basin, bath with a shower overhead. Complete with an electric hand towel rail. Fitted with part-tiled walls and tiled flooring.

Bedroom Two

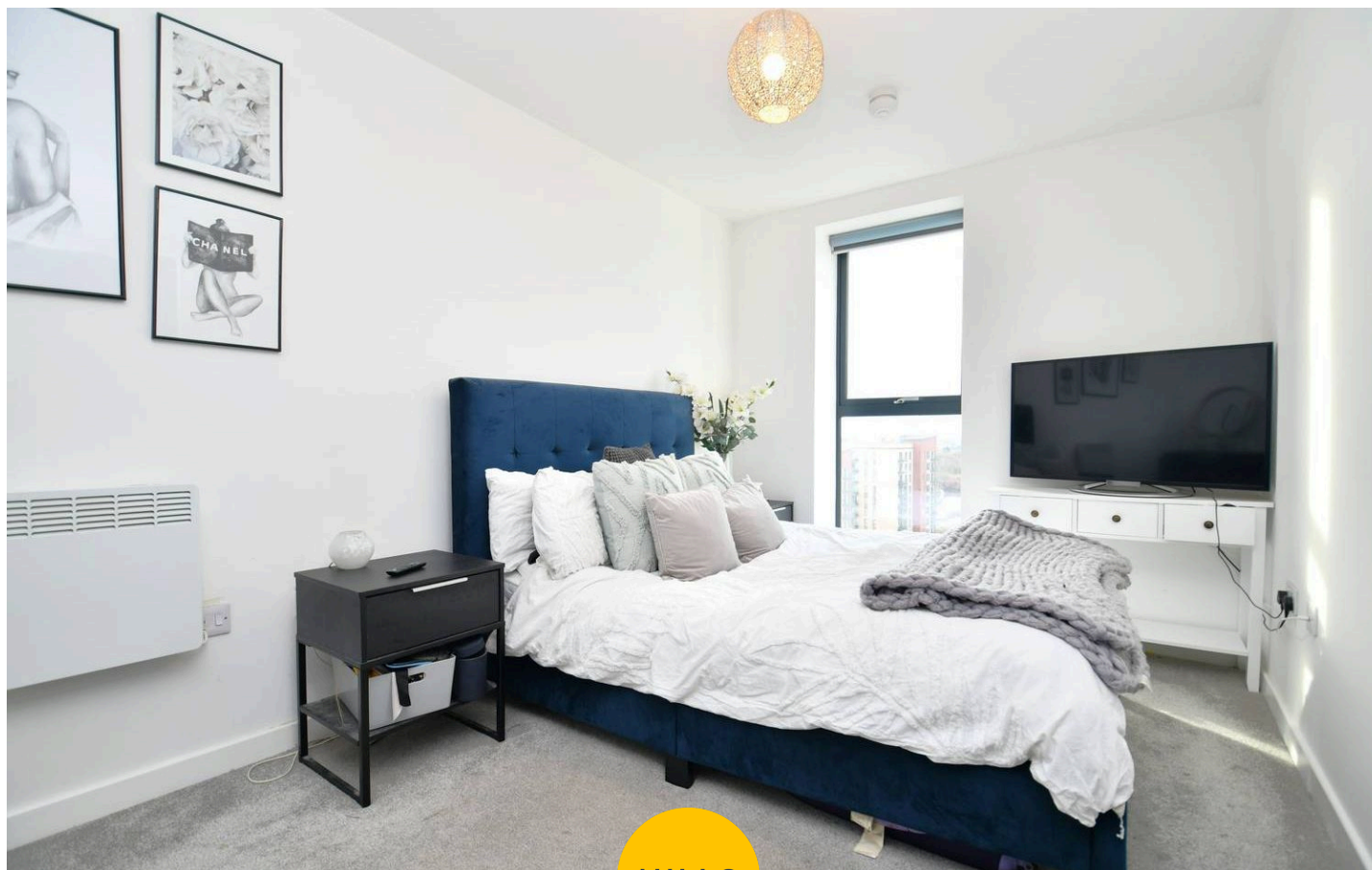
14' 11" x 8' 6" (4.56m x 2.60m)

Ceiling light point, double-glazed window and a wall-mounted electric radiator

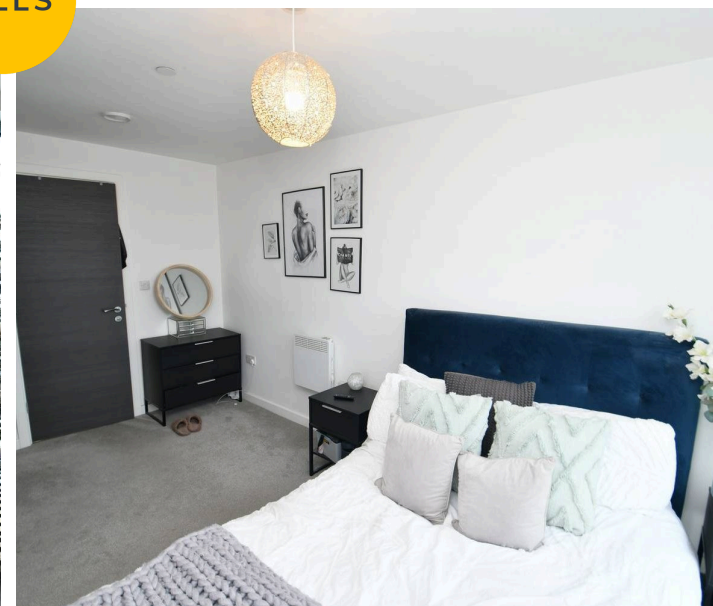
Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Featuring three piece suite including, w/c, hand wash basin, bath with a shower overhead. Complete with an electric hand towel rail. Fitted with part-tiled walls and tiled flooring.

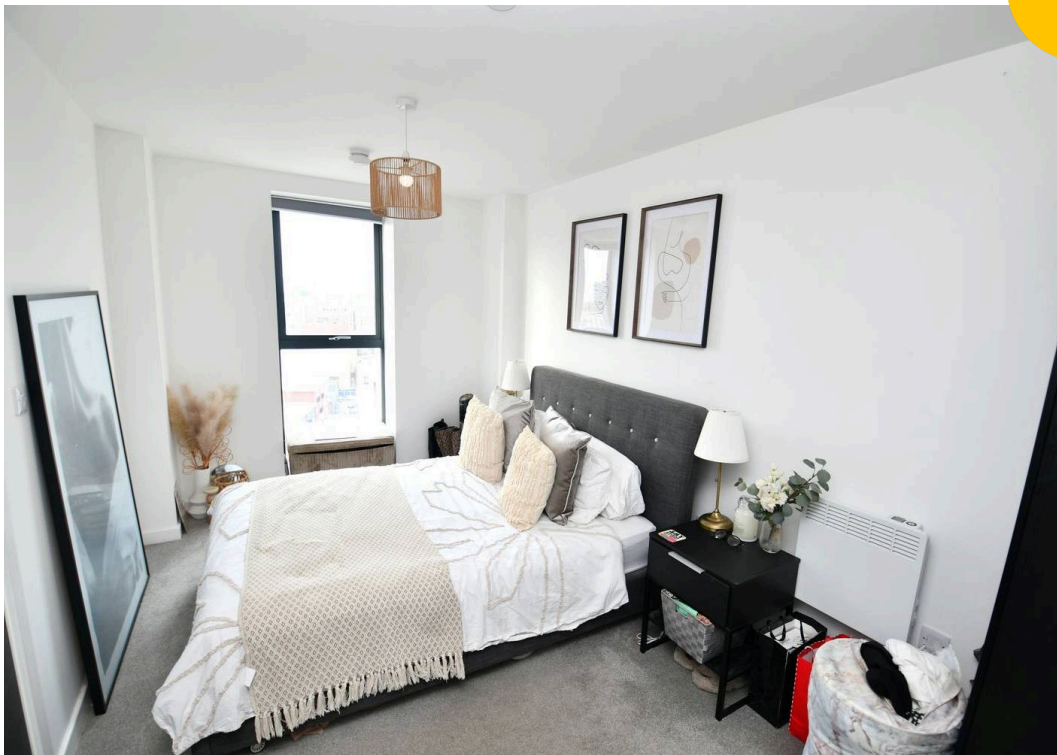


HILLS





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.