

Fusion, Middlewood Street

Salford



In Excess of **£150,000**

Fusion, Middlewood Street

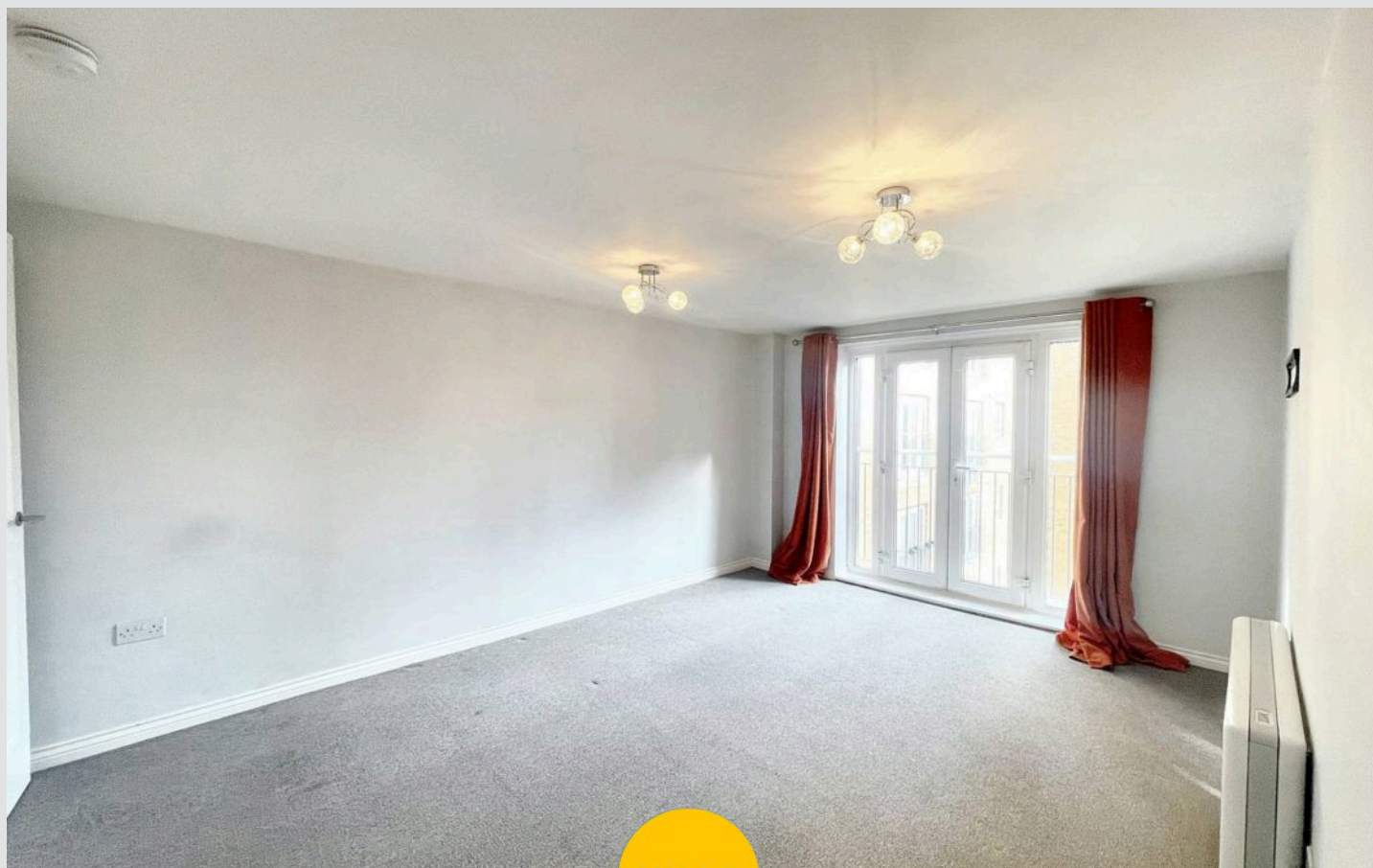
Fusion 7, Salford

Spacious TWO BEDROOM APARTMENT coming to the market CHAIN FREE and WITHIN WALKING DISTANCE OF MANCHESTER CITY CENTRE, the apartment is situated on the third floor and benefits from LIFT ACCESS!

Council Tax band: B

Tenure: Leasehold

- SPACIOUS TWO BEDROOM APARTMENT
- Coming to the market CHAIN FREE
- Within WALKING DISTANCE TO MANCHESTER CITY CENTRE
- Modern FITTED KITCHEN AND BATHROOM
- SECURE ALLOCATED PARKING
- JULIETTE BALCONY in Living space and Master bedroom!
- EN-SUITE in Master Bedroom
- Third floor apartment WITH LIFT ACCESS
- EWS1 FORM AVAILABLE
- Within easy access of EXCELLENT TRANSPORT LINKS into SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE



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Entrance Hallway

16' 2" x 4' 5" (4.93m x 1.34m)

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

Lounge

11' 3" x 15' 8" (3.43m x 4.77m)

Featuring a Juliette balcony. Complete with a ceiling light point, electric heater and carpet flooring.

Kitchen

6' 5" x 8' 10" (1.96m x 2.70m)

Featuring complementary wall and base units with integral fridge freezer, washing machine and cooker with extractor. Complete with ceiling spotlights and tiled flooring.

Bedroom One

8' 6" x 14' 0" (2.59m x 4.26m)

Featuring a Juliette balcony and fitted wardrobes. Complete with a ceiling light point, electric heater and carpet flooring.

En suite

5' 9" x 6' 8" (1.76m x 2.02m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point and carpet flooring.

Bedroom Two

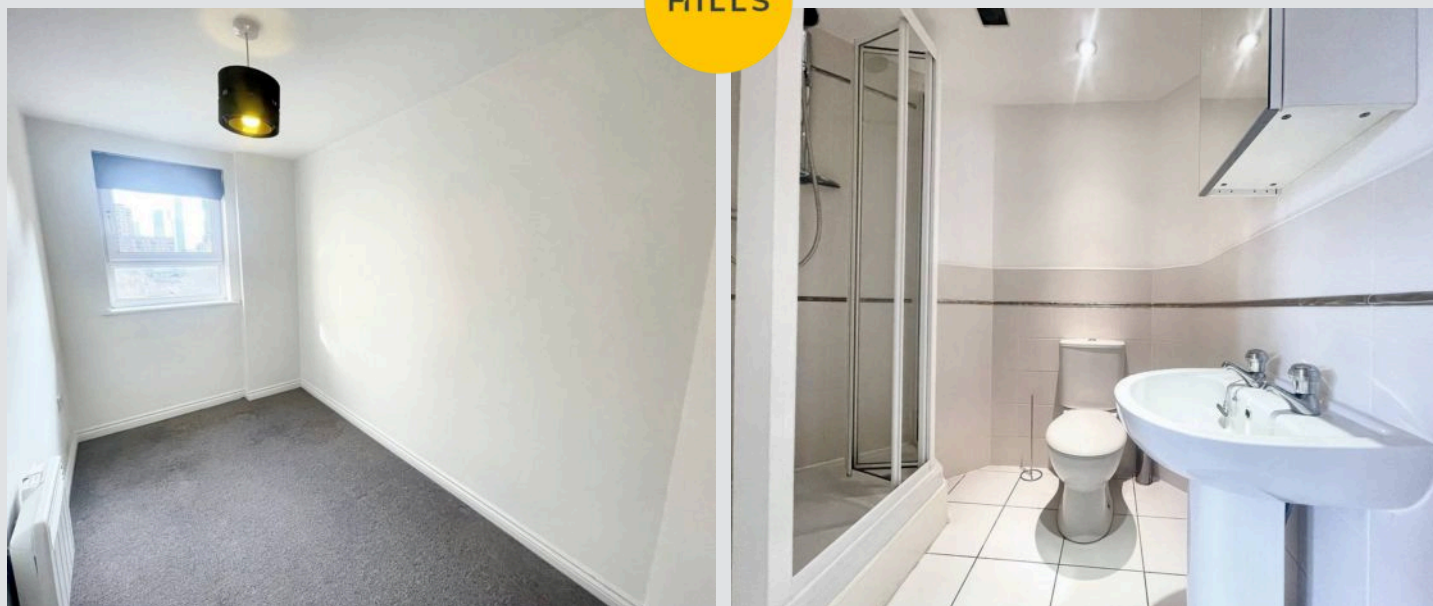
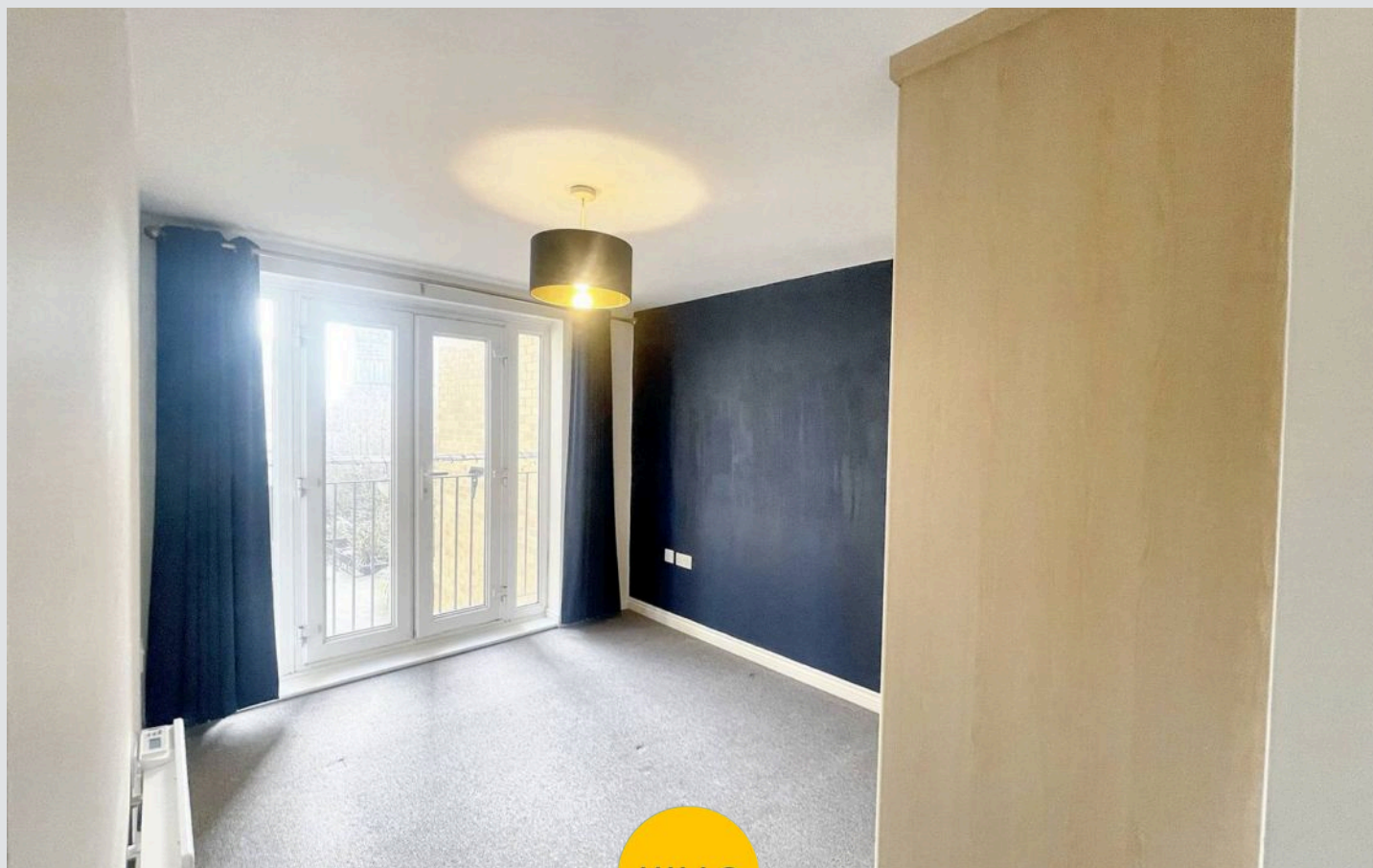
11' 1" x 5' 11" (3.39m x 1.80m)

Complete with a ceiling light point, double glazed window and electric heater. Fitted with carpet flooring.

Bathroom

5' 5" x 7' 5" (1.64m x 2.27m)

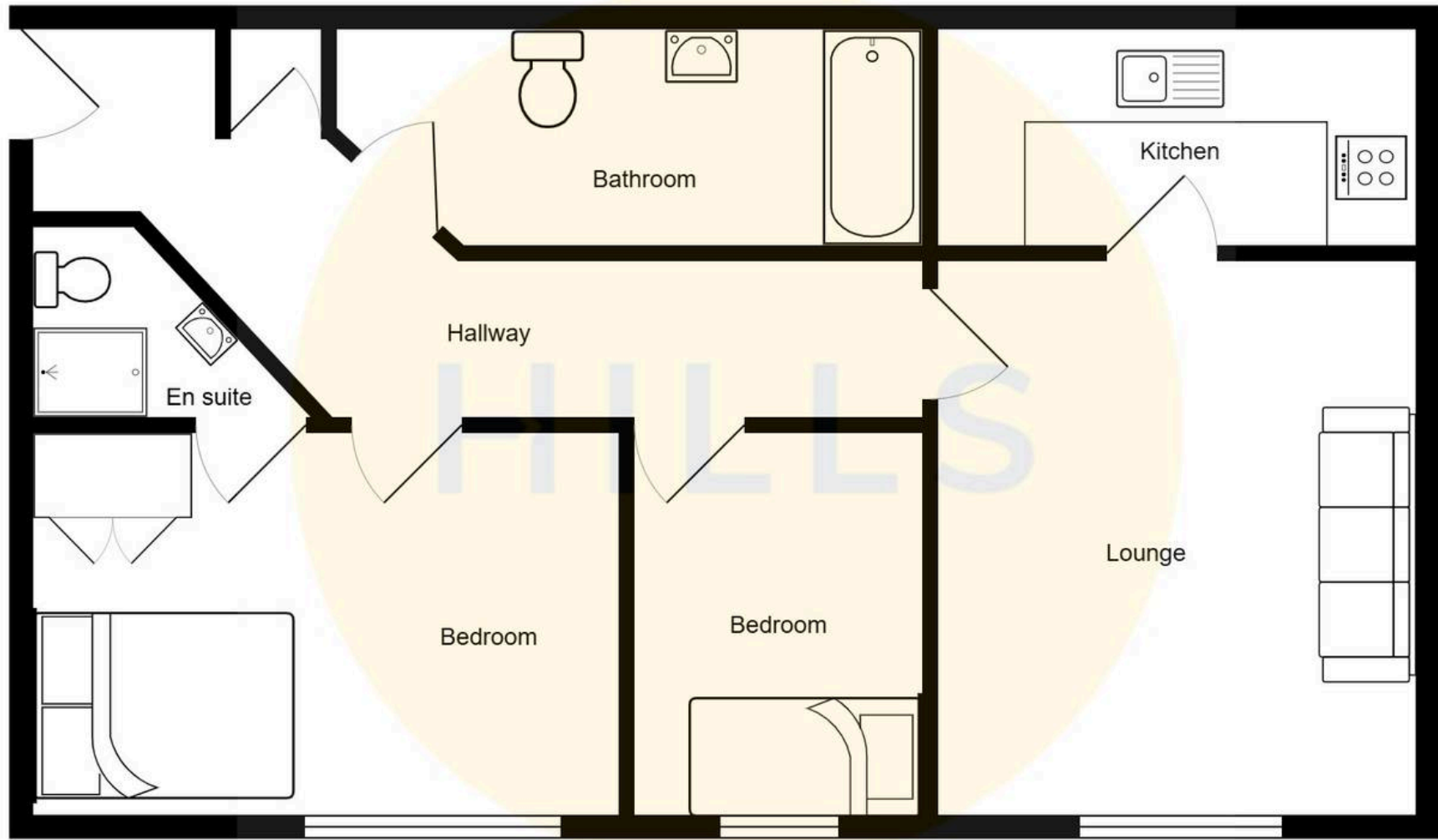
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, extractor and towel heater. Fitted with tiled flooring.

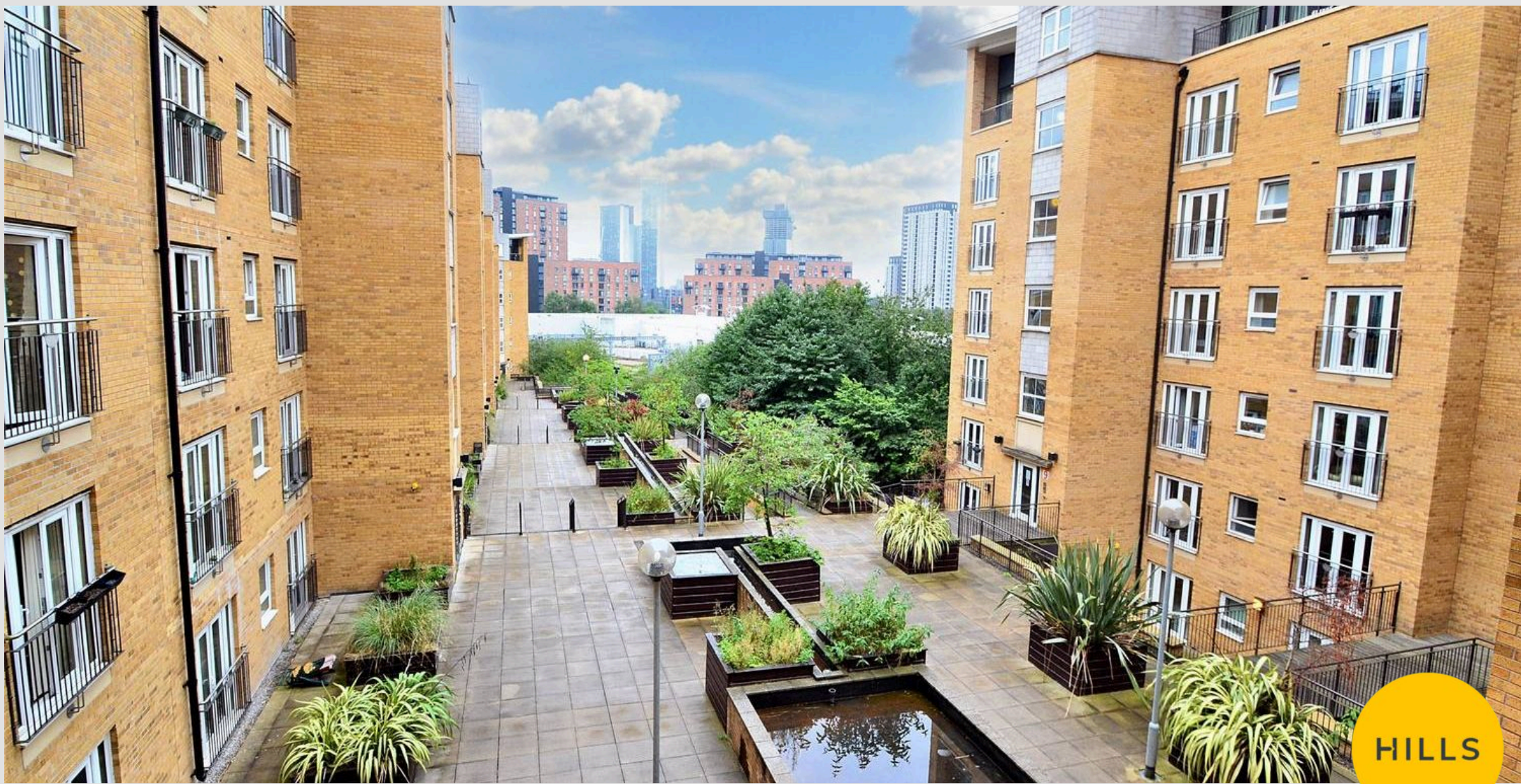




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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their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