

Winnipeg Quay, Salford

Salford



In Excess of £290,000



# 58 Winnipeg Quay

Salford, Salford

**\*\*PENTHOUSE WITH WATERSIDE VIEWS\*\*** Take a look at this stunning two bedroom, penthouse apartment! Benefitting from picturesque views over the Quays & Media City!

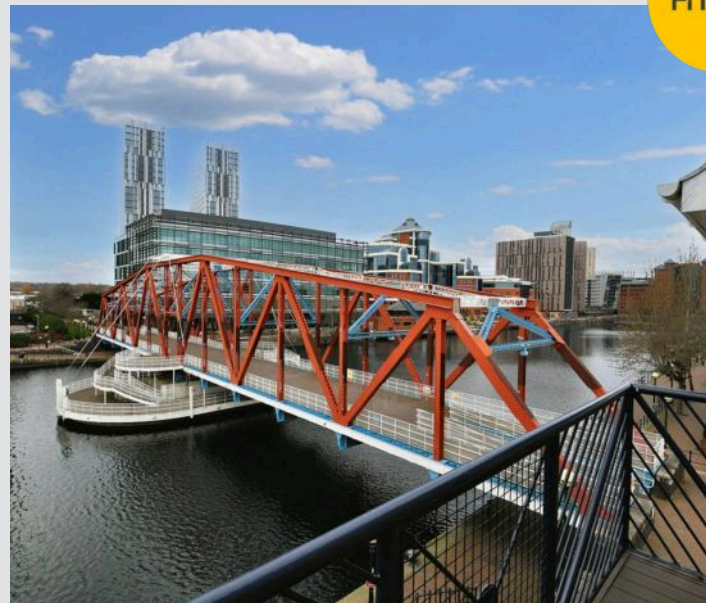
Council Tax band: C

Tenure: Leasehold

- Fantastic Two Bedroom Penthouse Apartment with Waterside Views Overlooking the Quays
- Private Balcony Overlooking the Water
- Contemporary Three-Piece Shower Room
- Quiet Location at the End of a Cul-de-Sac, a Short Walk from the Quays, Media City and the Lowry
- Open Plan, 19FT Living, Dining and Kitchen Area with Modern Fitted Units
- Main Bedroom Featuring Underfloor Heating and Access to the Private Balcony
- Exclusive Loft Space which is Partly Boarded for Storage
- Well-Kept Communal Gardens
- Detached Garage and Private Parking. Two Additional Permits can be Purchased for £50 a Year
- Close to Several Tram Stops with Access into Manchester City Centre



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### Communal Entrance Hallway

With an intercom system and secure access door. Stairs lead up to the top floor to a large landing exclusively for this apartment

### Bathroom

Dimensions: 9' 10" x 5' 8" (2.99m x 1.73m). A modern and spacious fitted three piece bathroom suite including a panelled bath with a powerful thermostatic shower, vanity unit with built in sink unit and low level W.C. Frosted double glazed window to the rear elevation, ceiling light point and in-built speakers with remote control. Heated chrome towel rail, cushioned flooring and built in storage. Shaver point and part tiled walls.

### Externally

The property benefits from a detached garage complete with up and over door, with storage in the rafters. The garage could provide off road parking, alternatively the development has permit parking, with two permits available per property for £50 per year. There are also numerous visitor parking spaces nearby. The development has a well-kept communal garden that can be used at the owners discretion.

### Master Bedroom

Dimensions: 15' 5" x 9' 8" (4.70m x 2.94m). Double glazed window to the front elevation and a uPVC door opening into the private balcony with views over the water and Salford Quays. Under-floor heating, Five inset light points with dimmer switch and USB plug points. Fitted with a comprehensive range of wardrobes. USB plug points.

### Bedroom Two

Dimensions: 14' 9" x 7' 8" (4.49m x 2.34m). A further double bedroom complete with a double glazed window to the side and rear elevations. Double glazed port hole window to the rear elevation. Ceiling light point with dimmer switch, coving to the ceiling and wood flooring.

### Entrance Hallway

A light and spacious entrance hallway complete with high ceilings, two ceiling light points and wood flooring. With access to all rooms. A useful storage cupboard comes off the hallway that includes power and plumbing for a



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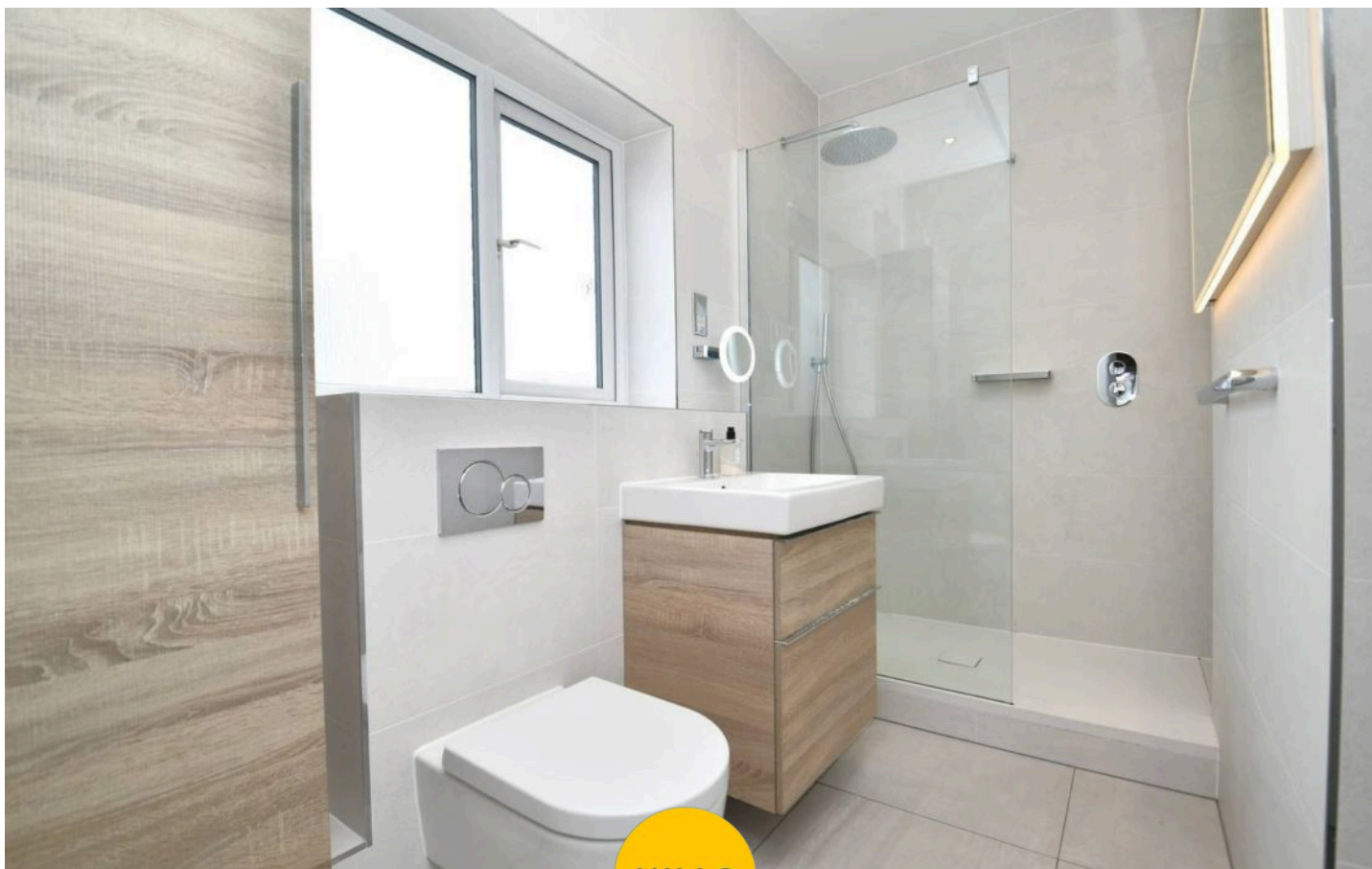
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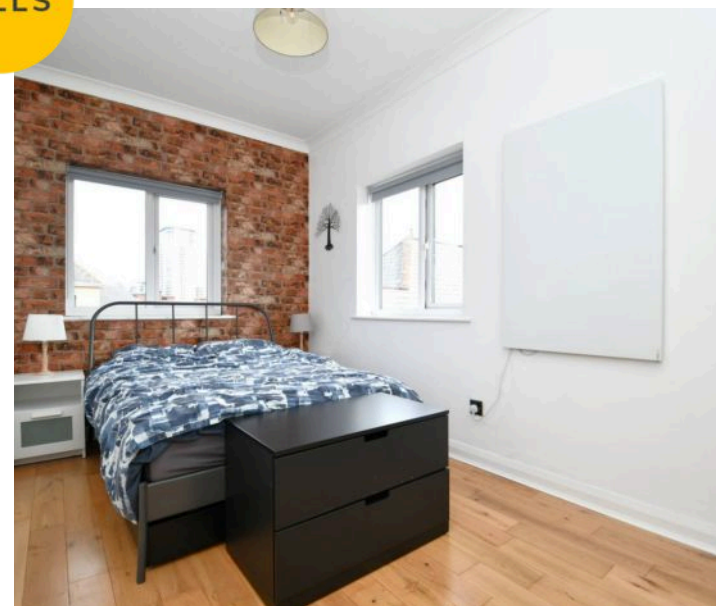
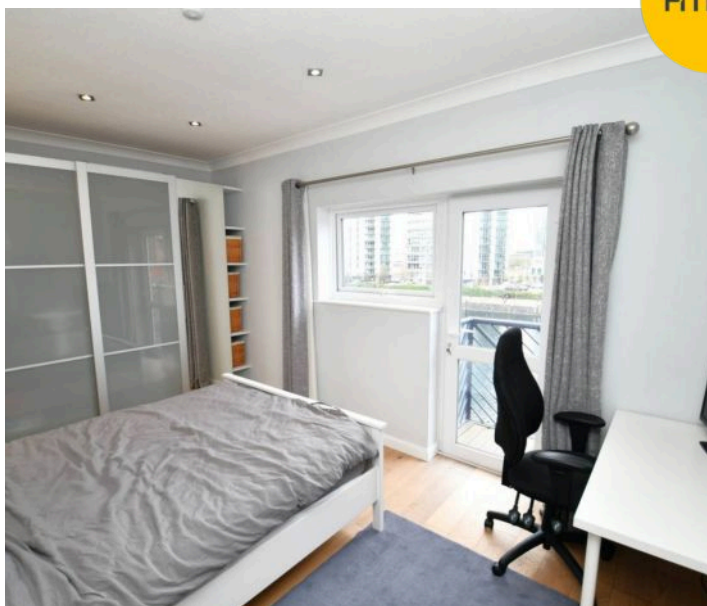
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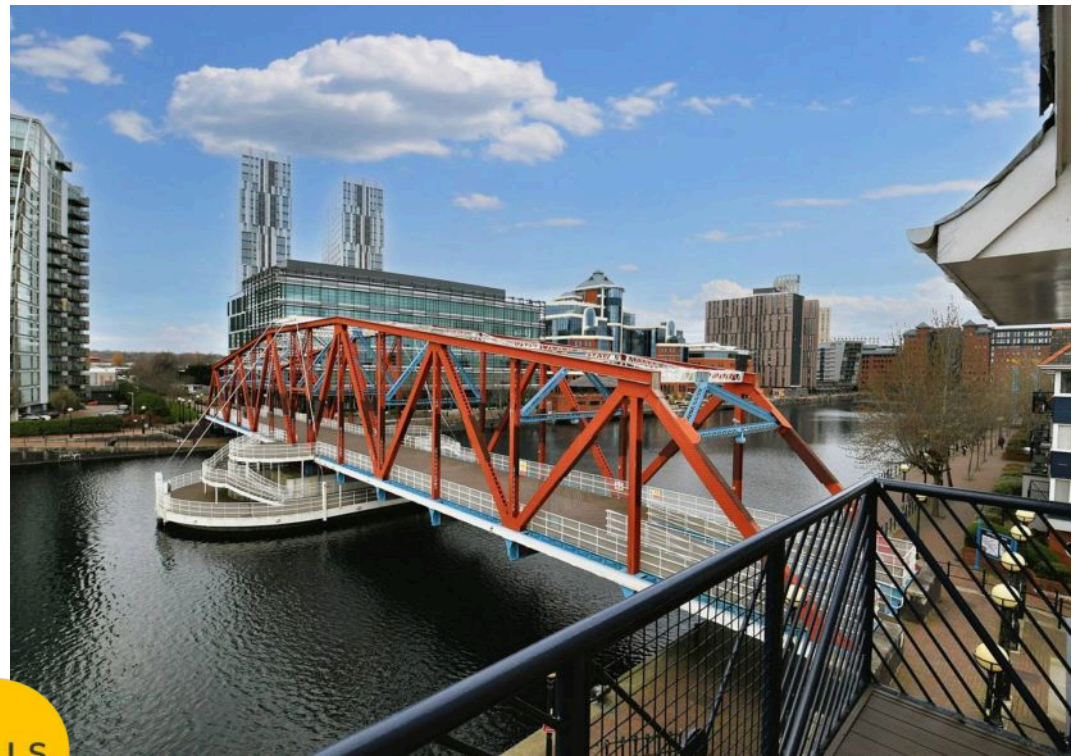
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