



< 11 FORGE M
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Apt 101 Forge, 11 Lockside Lane, Middlewood Locks, Salford, M5 4YP

EWS1 AVAILABLE/Mortgage Buyers Invited

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM upper ground floor apartment in Forge, part of the newly completed Middlewood Locks development. The block was completed around 2019 and has proved popular for buyers and renters alike. This property is not to be missed, it has everything the new owner could want, two bedrooms, two bathrooms, and a stunning sun terrace overlooking the communal gardens. The property is well located close to Regent Road retail park and within 15 minutes walk to Spinningfields. Gas central heated. PET FRIENDLY (subject to managements discretion).

Parking available on a rental basis at £1050 per annum (Approx)

Price £275,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Kitchen/Living Room

24'11" x 11'1"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, dishwasher, microwave and cooker. Induction hob with extractor over. Sink with draining area and mixer tap over. Sliding doors from living room to terrace. TV/telephone points. Radiator. Storage cupboard housing washing machine and airing cupboard. Mix of spotlights and ceiling light.

Bedroom One

16'4" x 8'2"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes. Access to ensuite.

En-suite

High standard en-suite. Partially tiled. W/C. Floating sink with mixer tap. Shower with rainhead shower. Built in vanity unit/mirror. Heated towel rail.

Bedroom Two

12'9" x 7'10"

Fitted carpet. Radiator. Ceiling light. Fitted wardrobes.

Bathroom

7'4" x 6'6"

High standard bathroom. Partially tiled. W/C. Floating sink with mixer tap. Bath with mixer shower over. Built in vanity unit/mirror. Heated towel rail.

Externally

Terrace over the courtyard/gardens. Well kept communal gardens. Sky Q is available as well as Hyperoptic Broadband up to 1gbps speeds. Pet friendly.

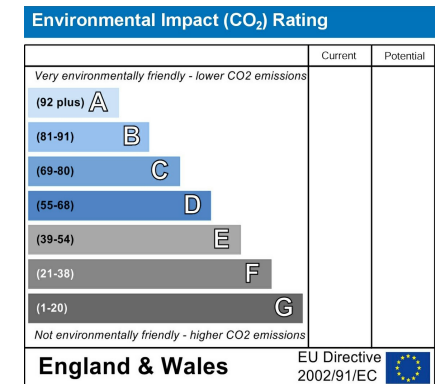
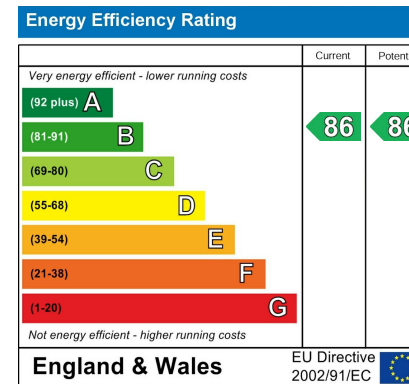
Additional Information

Service charges - £3000 per annum

Lease - 999 years from 2018

Ground rent - £350 per annum

Council Tax Band - C





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

