



 **3**
Bedrooms

 **2**
Bathrooms



C & R City are pleased to bring to the market a well presented three double bedroom, 4th floor apartment situated in the ever popular Delaney Building, Derwent Street, Salford, M5. The Delaney Building is a modern development situated just a stone's throw away from Manchester city centre, Salford Quays and is only a short walk from amenities such as Regents Park shopping outlet, which includes a large supermarket and a wide range of stores. The apartment comprises of spacious hallway providing access to an open plan lounge/kitchen, three double bedrooms (master with en-suite), and a three peice bathroom suite.. The apartment also has the benefit of one secure allocated parking space. Early viewng highly recommended.

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Entrance Hall

Grey laminate flooring, cupboard housing water heater with space for washing machine, entry intercom, electric heater.

Lounge *5.96m x 4.71m (19' 7" x 15' 5")*

Spacious dual-aspect room with a Juliet-style balcony, grey laminate flooring and electric heater. Kitchen area with fitted base and wall units, sink and integral oven/hob.

Master Bedroom *2.54m x 4.42m (8' 4" x 14' 6")*

Full-height window, carpeted floor, electric heater.

En-suite *1.49m x 2.54m (4' 11" x 8' 4")*

Walk in shower cubicle, wash hand basin, WC, vinyl flooring, heated towel rail.

Bedroom Two *3.16m x 3.09m (10' 4" x 10' 2")*

Full-height window, carpeted floor, electric heater.

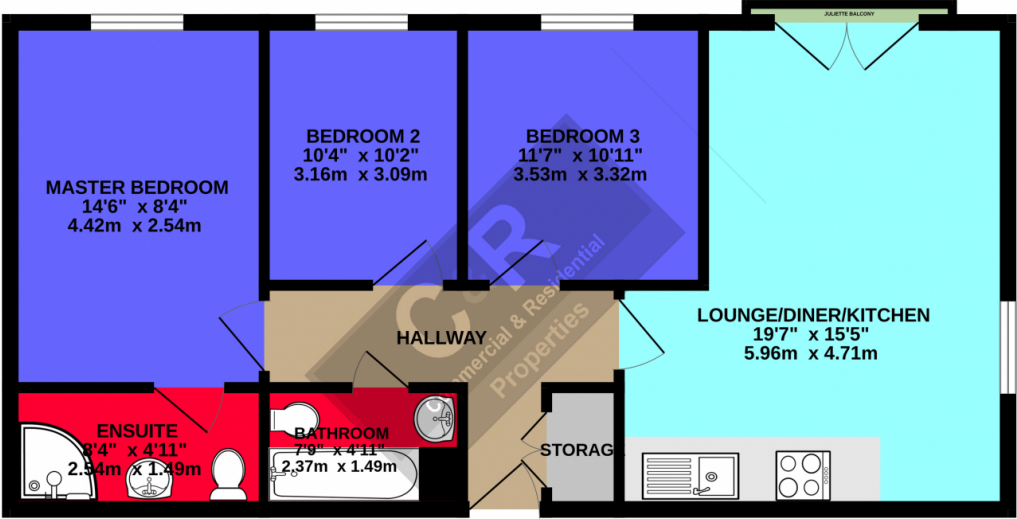
Bedroom Three *3.16m x 3.09m (10' 4" x 10' 2")*

Full-height window, carpeted floor, electric heater.

Bathroom *1.59m x 2.37m (5' 3" x 7' 9")*

Panelled bath with shower over, wash basin, WC, wood-effect flooring, heated towel rail.

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Delaney Building, M5

