

**C&R**

Commercial & Residential  
Properties

**£170,000**

**Linen Court, Trinity Riverside, Salford, M3 6JC**



 **3**

Bedrooms

 **1**

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
enquiries@candrproperties.co.uk

**0161 227 9990** 



Offered to the market with no onward chain. C & R City are delighted to bring to the market this well presented, spacious three bedroom apartment situated on Linen Court,, Trinity Riverside, Salford, M3. The property briefly comprises of a hallway with storage areas, a bright and spacious lounge with dining area, a fully fitted galley style kitchen with built in oven with hob over, two spacious double bedrooms with picturesque views over the River Irwell, a further single bedroom and a three piece refitted bathroom suite. The property is situated on the top floor with access to parking and communal bin storage and recycling points. All the work has been finished to a good standard and kept to a neutral décor throughout making it the perfect property to move into or rent out.

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#### **Hallway**

Wood laminate flooring, ceiling light, access to storage cupboard, intercom entry phone and electric heater.

#### **Lounge** 4.88m x 4.34m (16' x 14' 3")

Large double glazed windows facing the side elevation, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

#### **Kitchen** 2.56m x 2.27m (8' 5" x 7' 5")

Galley style kitchen comprising wall and base units, freestanding fridge and separate freezer, Washing machine, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, ceiling lighting and ceiling extractor, two double glazed windows.

#### **Master Bedroom** 2.89m x 4.17m (9' 6" x 13' 8")

Spacious master bedroom, double glazed french doors with Juliette balcony providing scenic views over the river Irwell, wardrobe/storage area, wood laminate flooring, electric wall heater & ceiling lighting.

#### **Bedroom Two** 3.51m x 2.89m (11' 6" x 9' 6")

Double glazed window, wood laminate flooring, electric wall heater and ceiling lighting.

#### **Bedroom Three** 2.66m x 2.99m (8' 9" x 9' 10")

Double glazed window, wood laminate flooring, electric wall heater and ceiling lighting.

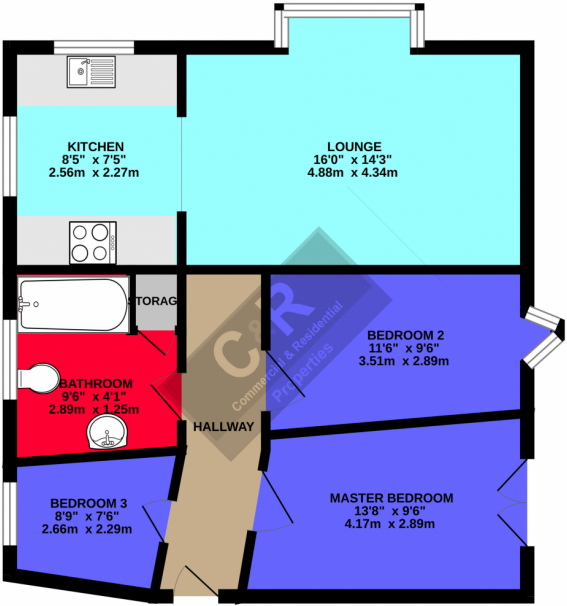
#### **Bathroom** 2.89m x 1.25m (9' 6" x 4' 1")

Accessed via the hallway, a three-piece bathroom suite comprising bath with electric shower attachment over, heater, WC, sink with mixer tap, part tiled walls, tiled flooring and ceiling extractor. Storage cupboard.

#### **General Information**

Lease: 125 years from 10/07/1992 Service Charge: £145.70pcm inclusive of ground rent & buildings insurance Council Tax Band: B. EPC Rating: C

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA: 689 sq.ft. (64.0 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.  
Made with floorplan 12/2022

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: 47 Linen Court, M3

