

# Block C, Hulme Street

Salford



£290,000



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**\*\*\*SOLD WITH TENANTS IN SITU, WITH A RENTAL INCOME OF £1550PCM\*\*** This two bedroom ultra-modern apartment is nestled amidst the dynamic surroundings of the vibrant The Crescent in Salford, offering a prime investment opportunity!

Council Tax band: C

Tenure: Leasehold

- Situated In The Vibrant and Rejuvenated Area of Salford Dubbed The Crescent
- A Stones Throw From Salford University
- 10 Minutes Walk To Salford Crescent and Salford Central Railway Stations
- Two Spacious Double Bedrooms Both With Ensuites and Fitted Wardrobes
- Acces To The Swimming Pool, Gym, Cinema Room and 24 Hour Concierge
- A Stylish and Modern Foyer
- Modern Open Plan Kitchen and Living Space With Neutral Decor
- Modern Kitchen With Integrated Appliances
- Thriving Bars, Restaurants and Clubs Are a few Minute Walk Away Into The City Centre



### Lounge / Kitchen / Diner

22' 11" x 16' 6" (6.98m x 5.04m)

Featuring modern wall and base units with stainless steel sink and mixer tap. Integral fridge freezer, dishwasher and washing machine. Complete with ceiling spotlights, double glazed window and storage heaters. Lounge fitted with carpet flooring. Kitchen fitted with tiled flooring.

### Storage / Boiler Cupboard

### Bathroom

6' 4" x 6' 11" (1.93m x 2.11m)

Featuring a three-piece suite including bath, hand wash basin and W.C. Complete with ceiling spotlights, tiled walls and flooring.

### Bedroom One

16' 8" x 9' 3" (5.08m x 2.83m)

Complete with ceiling spotlights, floor to ceiling windows, fitted wardrobes and heater. Fitted with carpet flooring.

### En suite

6' 10" x 5' 8" (2.09m x 1.73m)

Featuring a three-piece suite including shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, tiled walls and flooring.

### Bedroom Two

15' 5" x 9' 8" (4.71m x 2.95m)

Complete with ceiling spotlights, floor to ceiling windows, fitted wardrobes and heater. Fitted with carpet flooring.



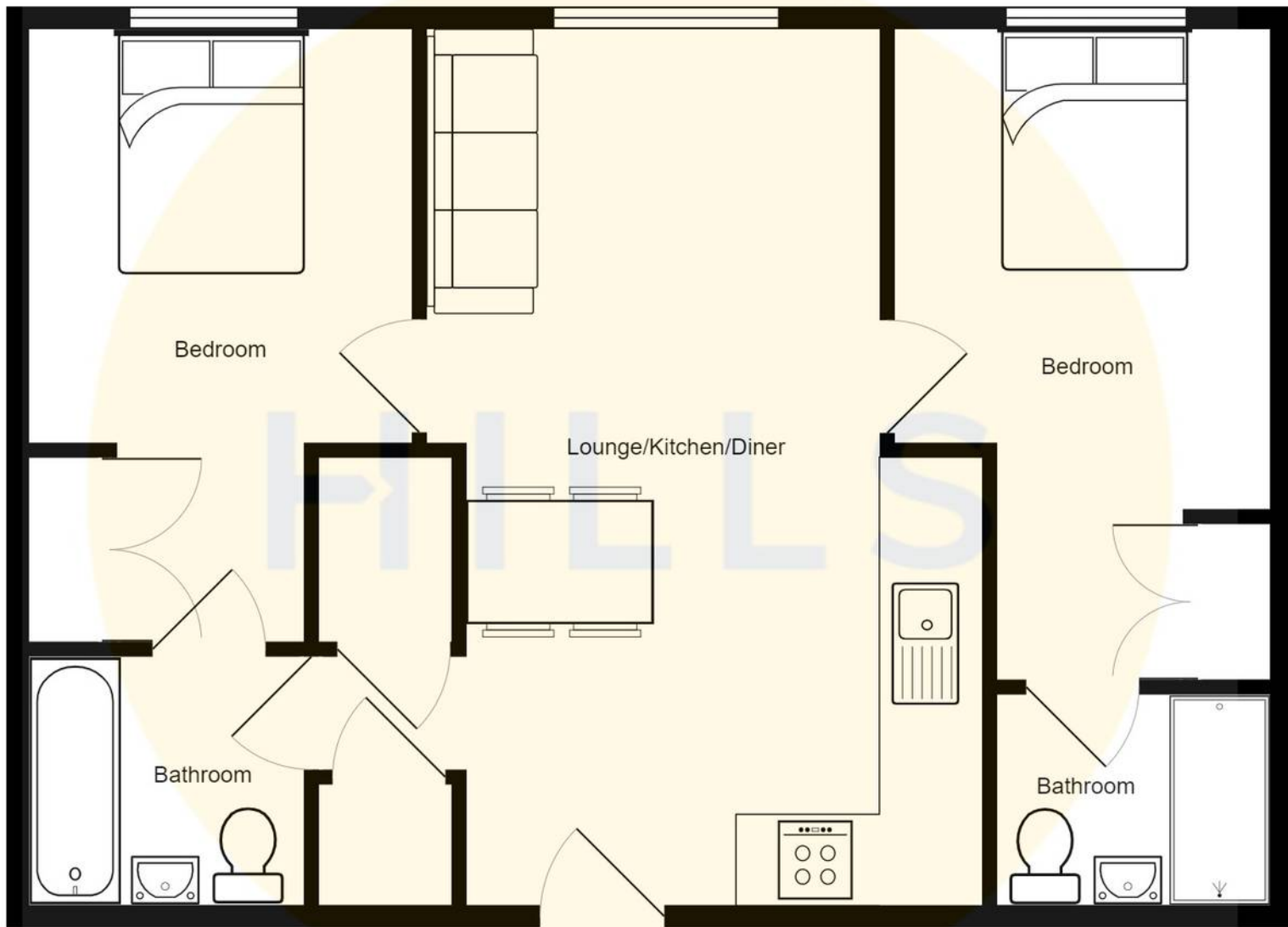




HILLS







Bedroom

Bedroom

Lounge/Kitchen/Diner

Bathroom

Bathroom





## Hills | Salfords Estate Agent

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