



DOCK
OFFICE

Dock Office, Furness Quay, Salford
Salford

HILLS

£350,000

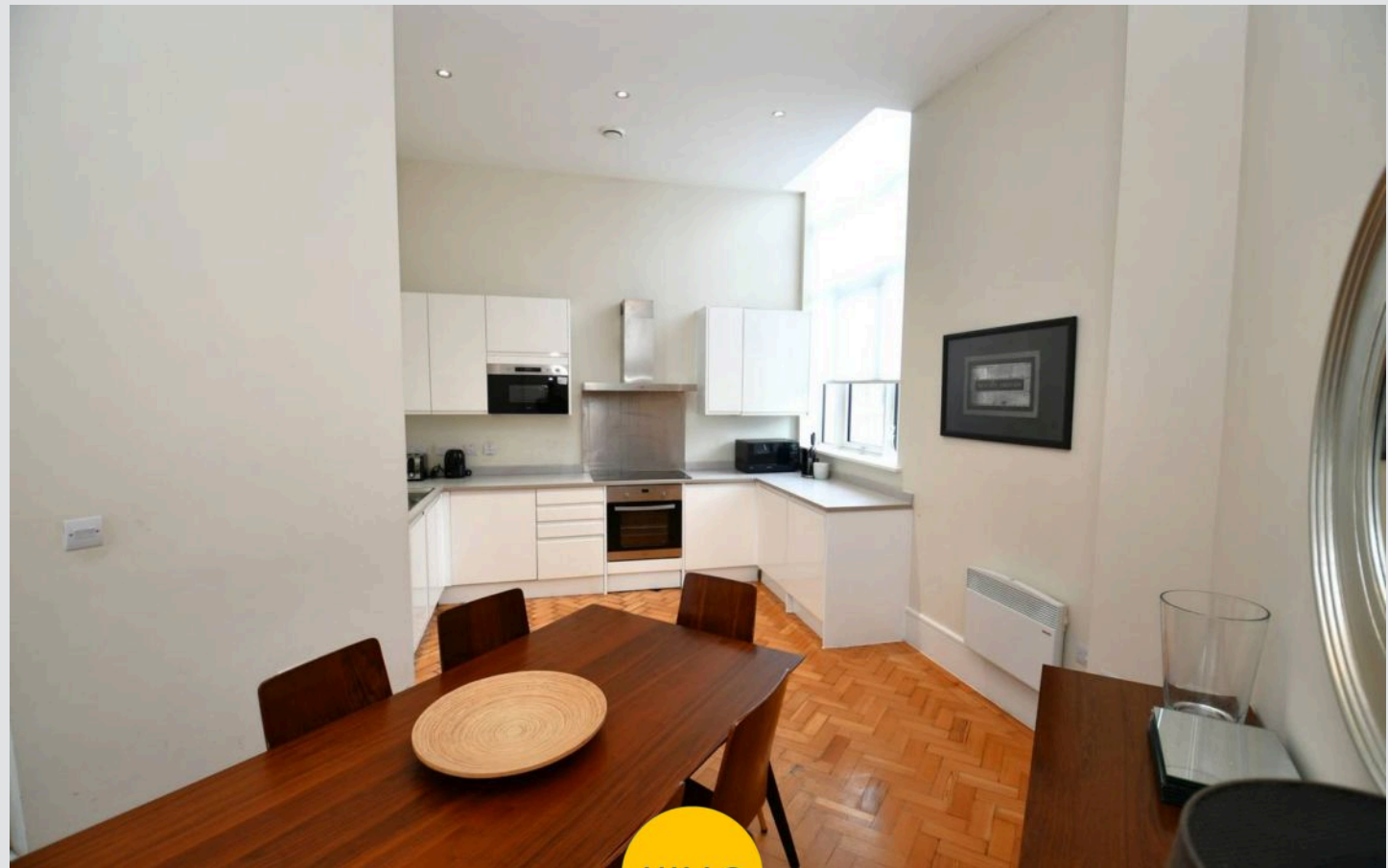
Dock Office

Dock Office Furness Quay, Salford

NO VENDOR CHAIN Beautifully Presented, Three Bedroom Duplex Apartment Situated in a Historic Building in Salford Quays! Boasting an Abundance of Space, High Ceilings and Allocated Parking!
Council Tax band: E

Tenure: Leasehold

- Prestigious Three Bedroom Duplex Apartment in a Historic Building
- Situated in a Prominent Location, Close to a Fine Array of Bars, Shops and Restaurants
- Within Walking Distance of the Metrolink, with Direct Access into Manchester City Centre
- Large Open Plan Living, Dining and Kitchen Area with Modern Fitted Units
- Three Double Bedrooms
- Benefits from a Downstairs W/C
- Ensuite to the Main Bedroom
- Modern, Three-Piece Shower Room
- Benefits from an Allocated Parking Space
- Secure Fob and Intercom Access



HILLS

Hallway

w/c

5' 3" x 4' 2" (1.59m x 1.28m)

Utility Cupboard

6' 4" x 3' 7" (1.94m x 1.09m)

Open Plan Living, Dining and Kitchen Area

26' 7" x 19' 5" (8.11m x 5.92m)

(Measurements longest x longest)

Landing

Shower Room

11' 7" x 4' 0" (3.54m x 1.21m)

Bedroom One

19' 7" x 8' 9" (5.96m x 2.67m)

Ensuite

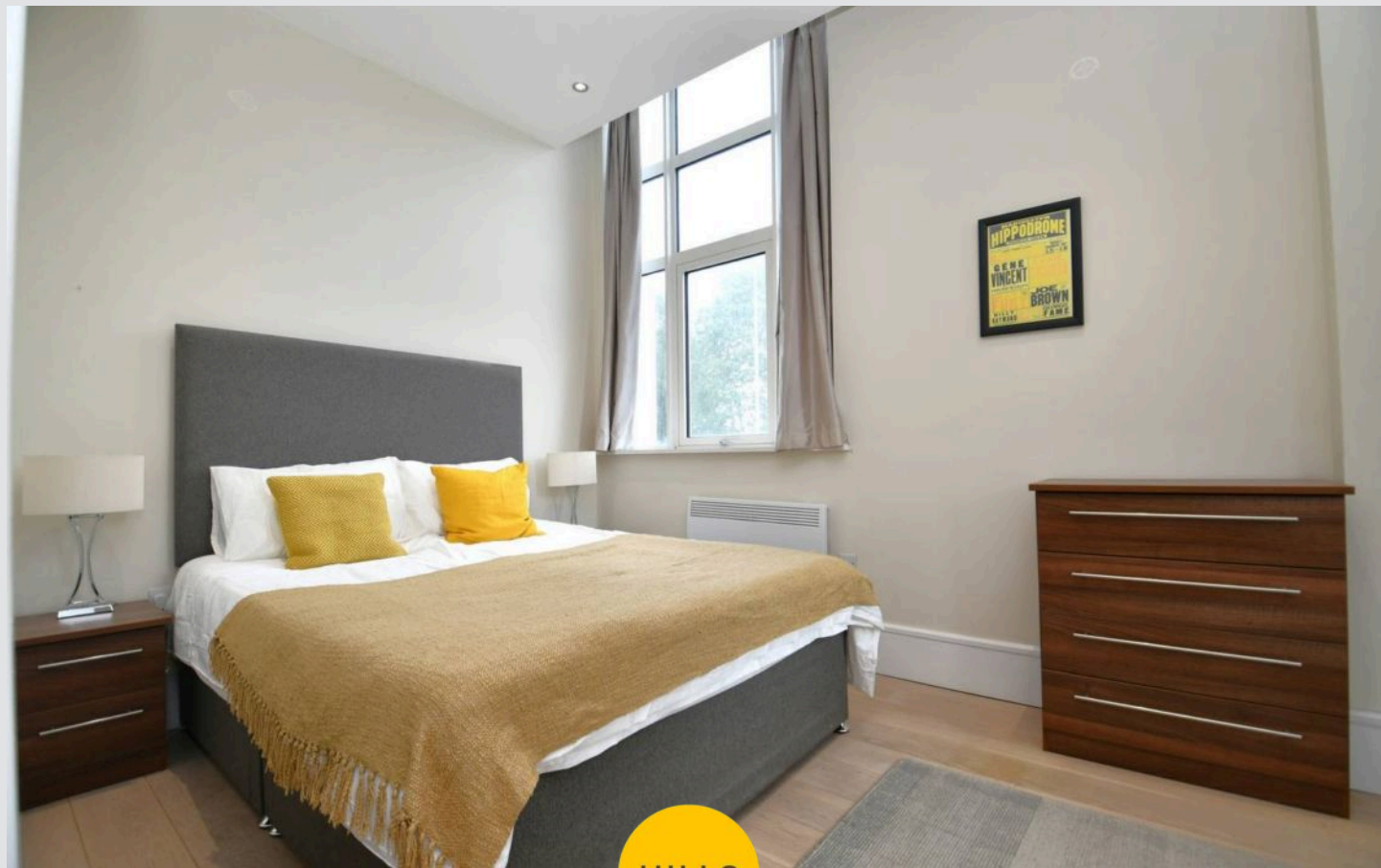
6' 9" x 6' 7" (2.05m x 2.00m)

Bedroom Two

11' 6" x 8' 9" (3.51m x 2.66m)

Bedroom Three

12' 6" x 8' 0" (3.80m x 2.45m)



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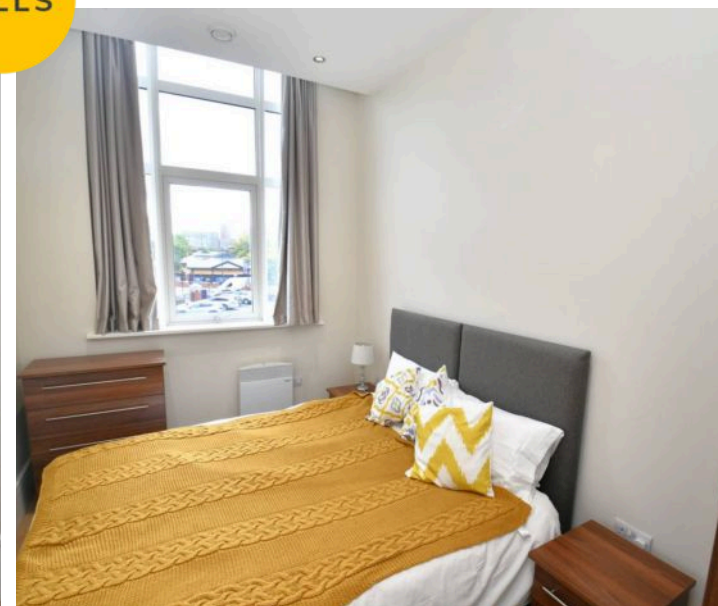
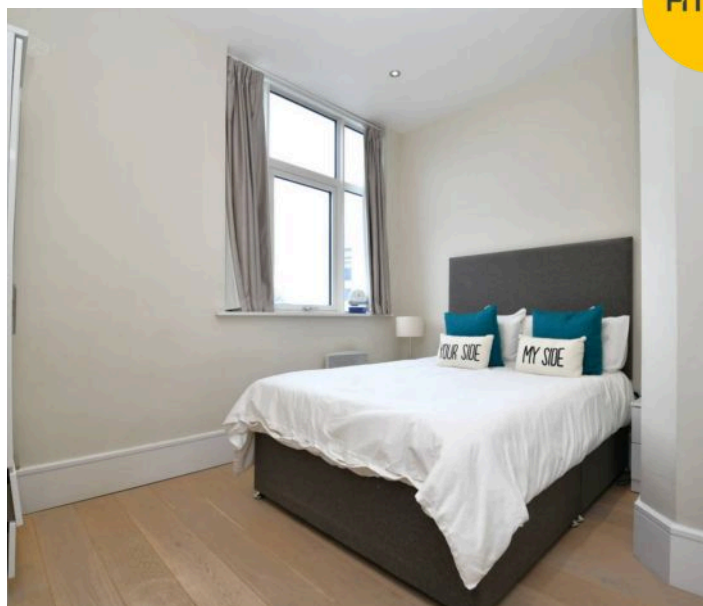
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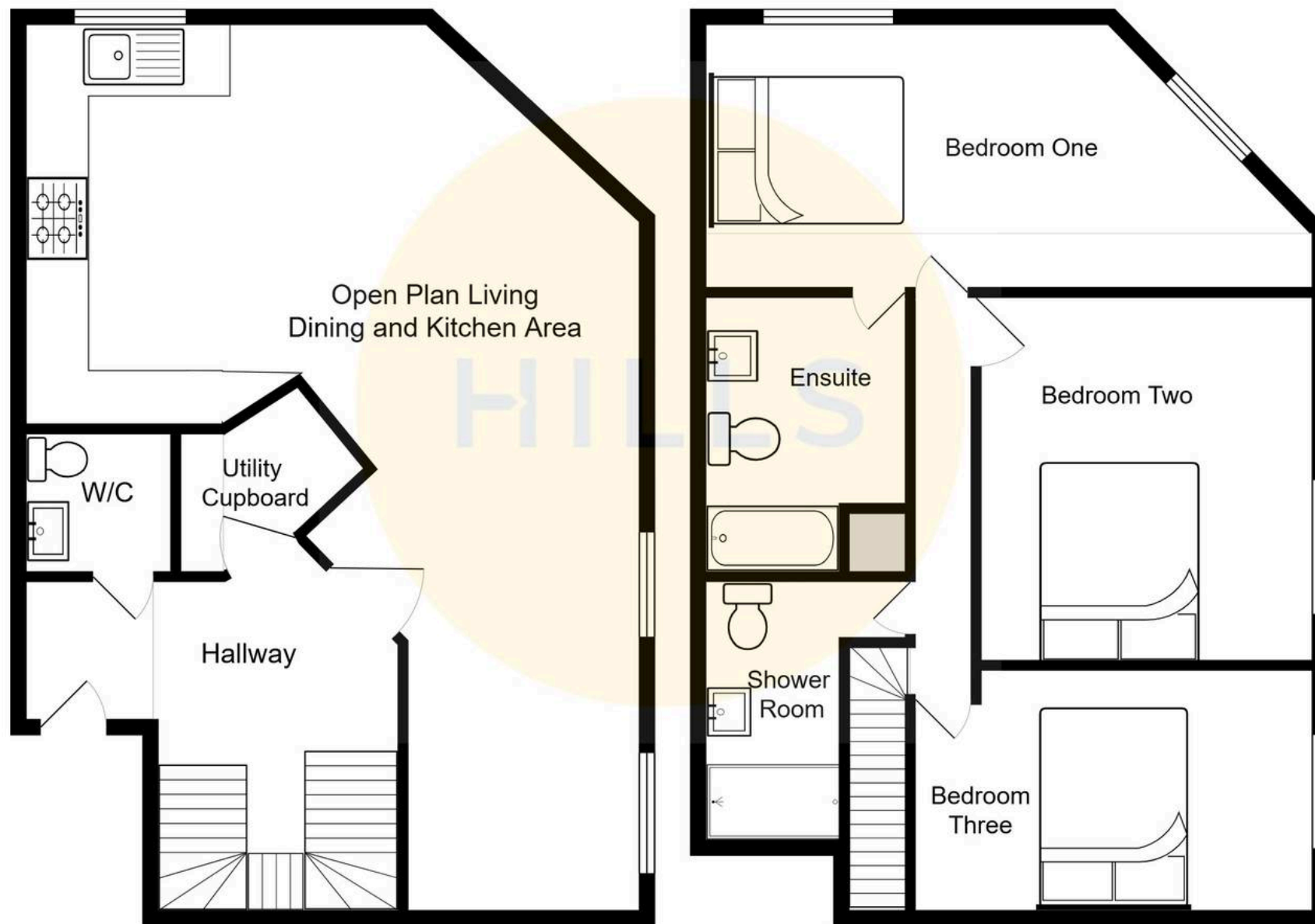
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.