



Coleman House, Gravel Lane, Salford

Asking Price £185,000

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Fancy owning a slice of the city's luxe life? We have a stunning one-bed apartment that delivers both style and location. With 1 double bedroom, an open plan living space and high-spec interiors, Coleman House has the perfect pad for city professionals and couples alike.

Here you're located just off Chapel Street, one of Salford's main regeneration projects that will see the area become a buzzing high street. The building itself is called Coleman House, a neat development of stylish pads. Absolutely rife in character, it sits in the Flat Iron conservation area of the city. This derives its name from the triangular shaped plot of land which contained both Trinity Church and the market itself, resembling the shape of flat, hot coal heated iron once used for ironing clothes. So, a great mix of character and style!

Talking inside the apartment now, you'll find a sleek interior with a gorgeous high-tech kitchen and a bright spacious living space. The open plan lounge comprises a reception area and stylish dining section. At approximately 660 square foot, this is a very spacious one bedroom apartment.

Being situated on Gravel Lane, you really are right in the thick of all the action. With Manchester city centre just around the corner and the vibrancy of Deansgate just a few minutes' walk away, you'll be spoilt for choice with the amount of bars, restaurants and retail-therapy zones all within arm's reach. In terms of transport, this apartment is smack within close proximity of several tram stops as well as Deansgate train station (which is just 0.9 miles away).

Kitchen/living area

25'3" x 22'10" (7.70m x 6.96m)

Spacious open plan 'L- shaped' kitchen and living area. High specification fitted kitchen, with integrated appliances.

Bedroom

13'8" x 13'4" (4.17m x 4.06m)

Double bedroom, with fitted wardrobes.

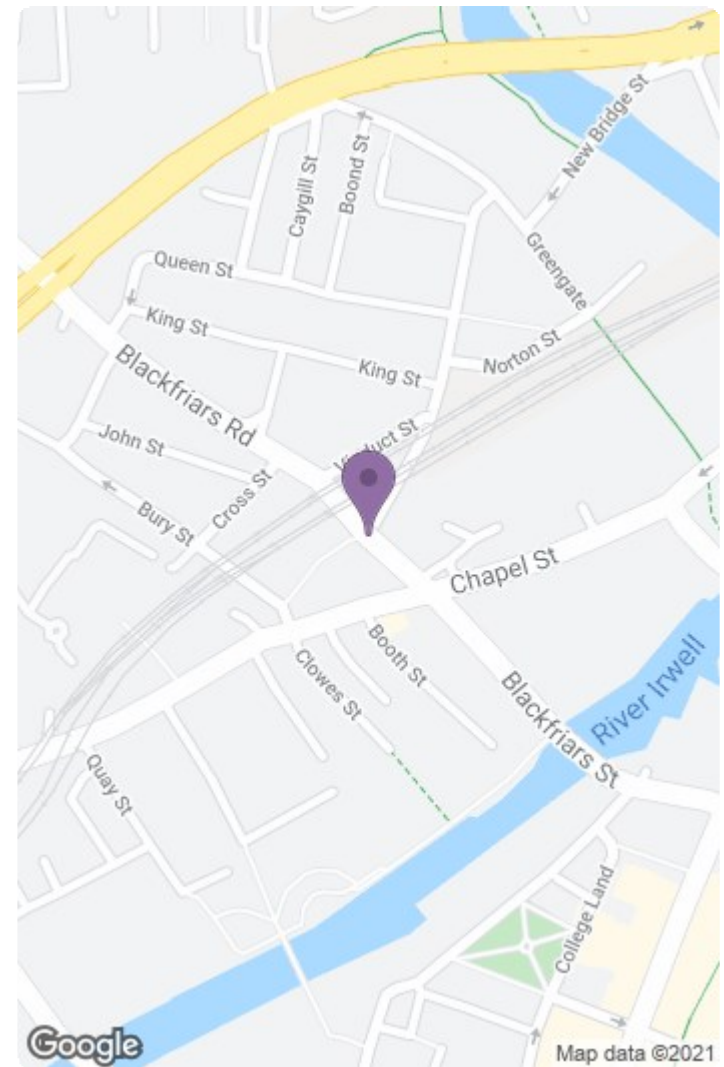
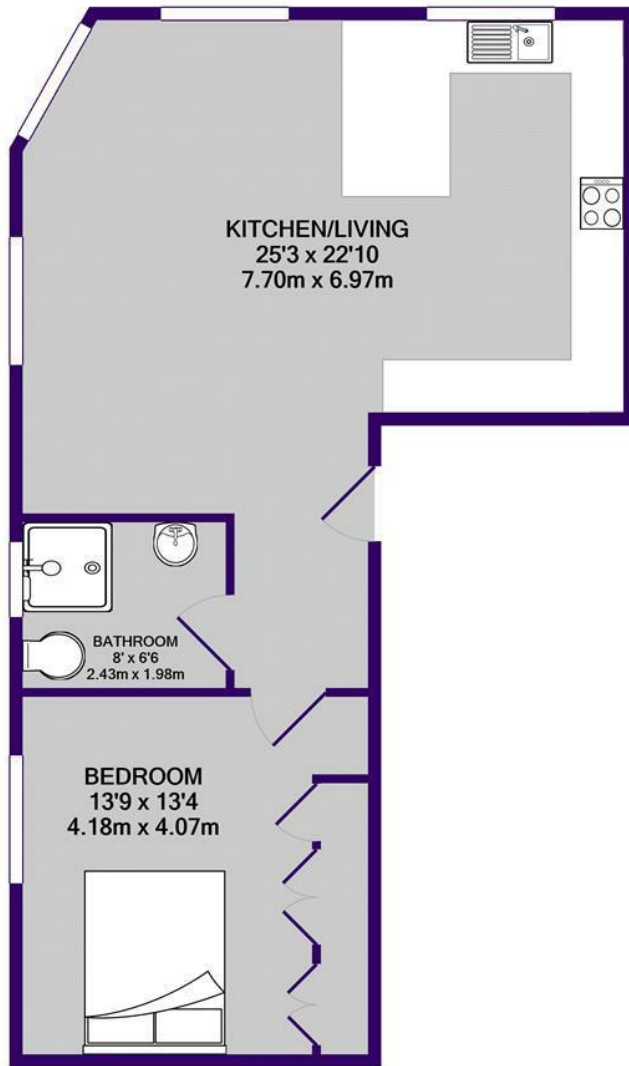
Bathroom

7'11" x 6'5" (2.41m x 1.96m)

Modern three piece bathroom suite.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

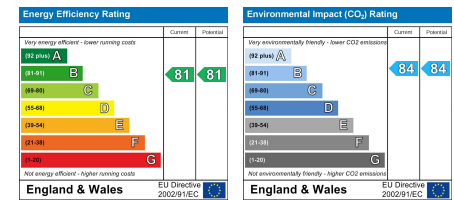




TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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