



HUNTERS[®]
HERE TO GET *you* THERE



Bloom Street, Salford

£325,000



Welcome to Model Lodging House, an exclusive, modern conversion tucked away in the vibrant heart of the city. This remarkable two-bedroom top-floor duplex apartment offers a rare blend of striking contemporary design, impressive character, and a central location that places the very best of the city right on your doorstep.

Step inside to discover a bright and expansive open-plan living and dining area, finished to a high standard and thoughtfully designed to maximise space and natural light. Full-height windows flood the space with sunlight and open out onto a large private terrace, perfect for entertaining, relaxing, or enjoying city views in complete privacy. Whether you're hosting summer BBQs, weekend gatherings, or simply unwinding on a quiet afternoon, this terrace is a true standout feature.

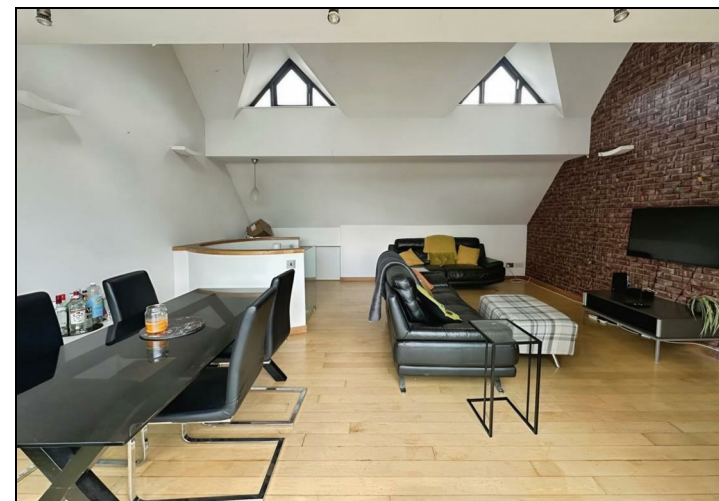
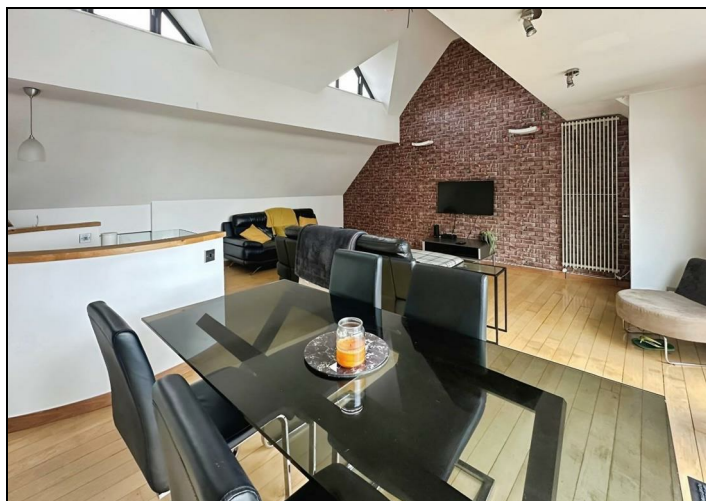
Downstairs, you'll find two generously sized double bedrooms, including a master with en suite, both offering ample storage, including cleverly integrated spaces in the eaves. The property also benefits from a sleek, modern main bathroom, completing the well-balanced and versatile layout.

Full of charm and individuality, this penthouse apartment is truly a hidden gem, combining luxury living with a location that's second to none. EWSI approval already in place for peace of mind, and ready for immediate occupation.

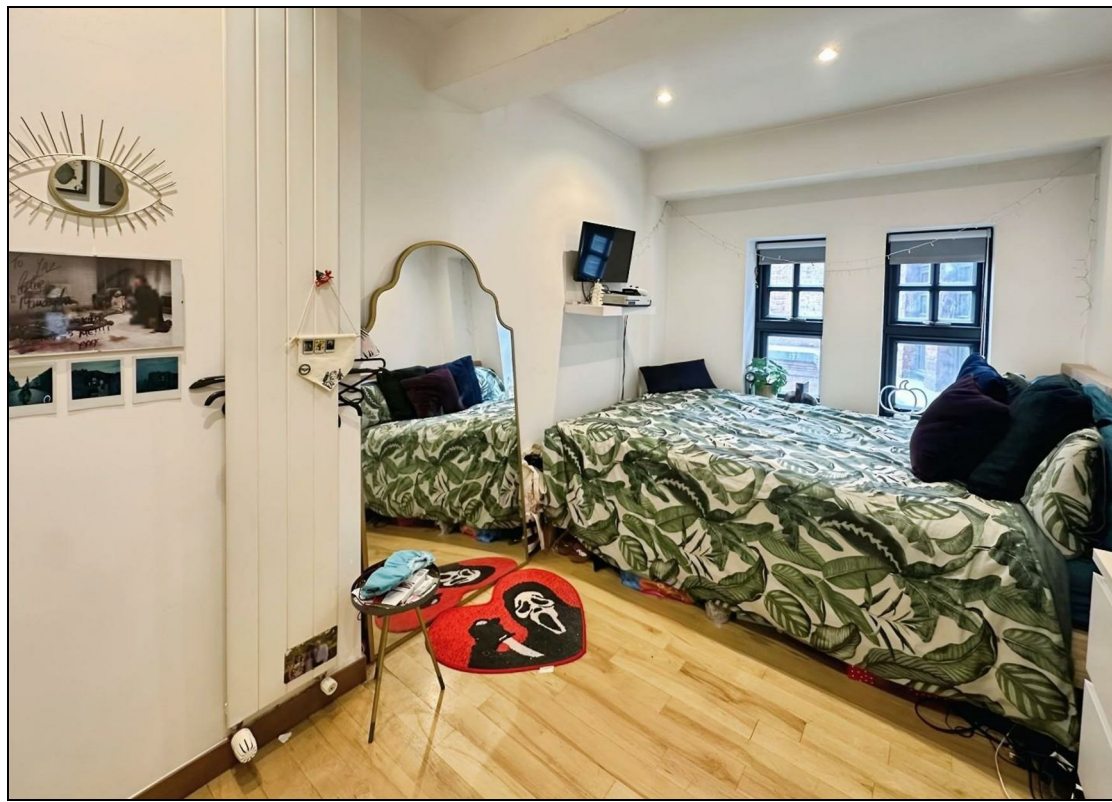
Early viewing is highly recommended to appreciate everything this unique home has to offer.

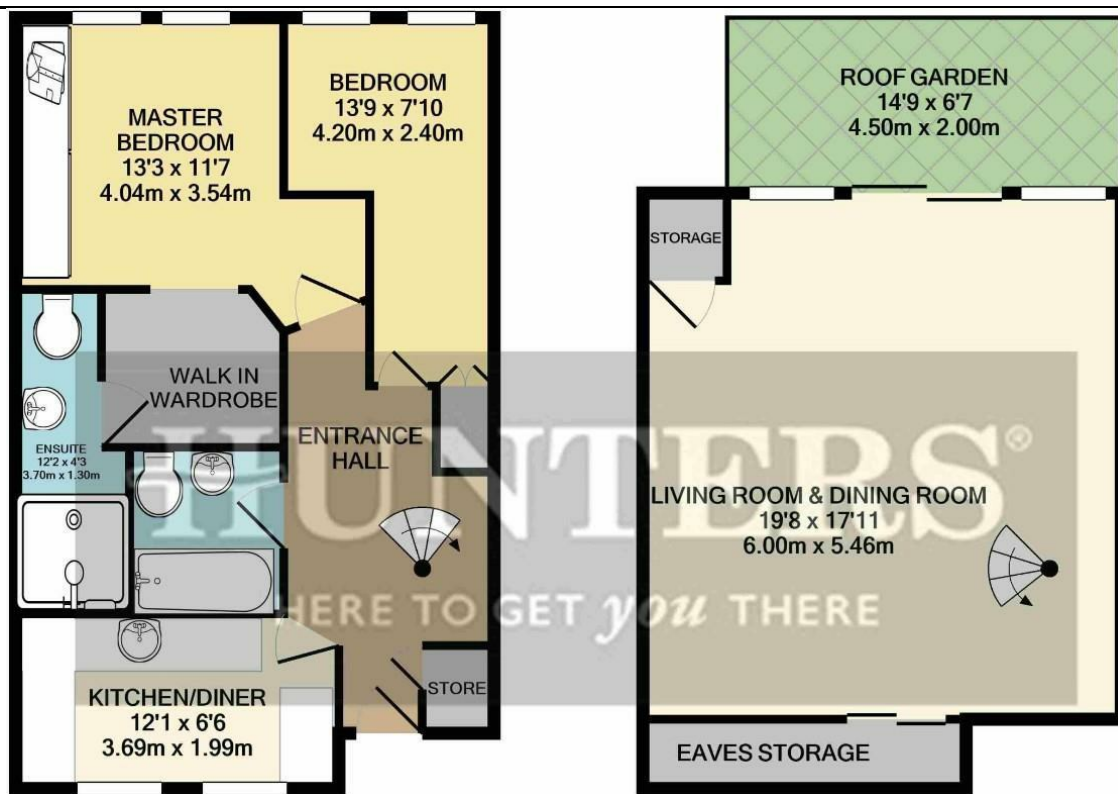
KEY FEATURES

- Duplex Apartment
- Original Features
 - Balcony
- Grade II Listed Building
- Minutes Walk to City Centre
 - Top Floor



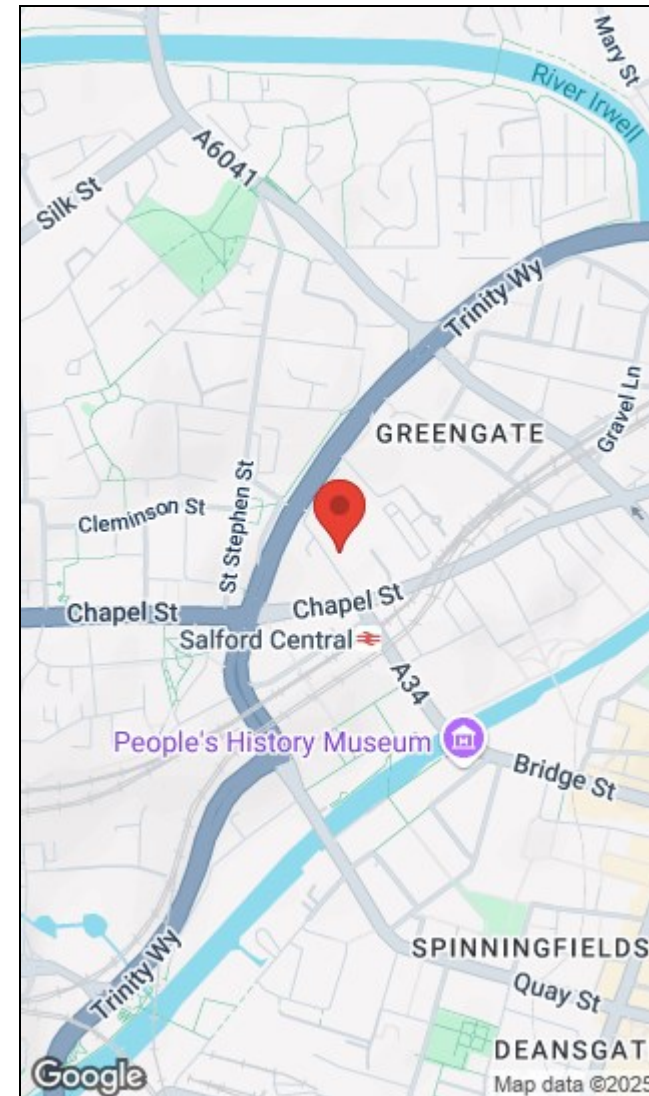






TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 SQ.M.)

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	72		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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