



**HUNTERS**<sup>®</sup>

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# Woden Street, Salford

## £199,000



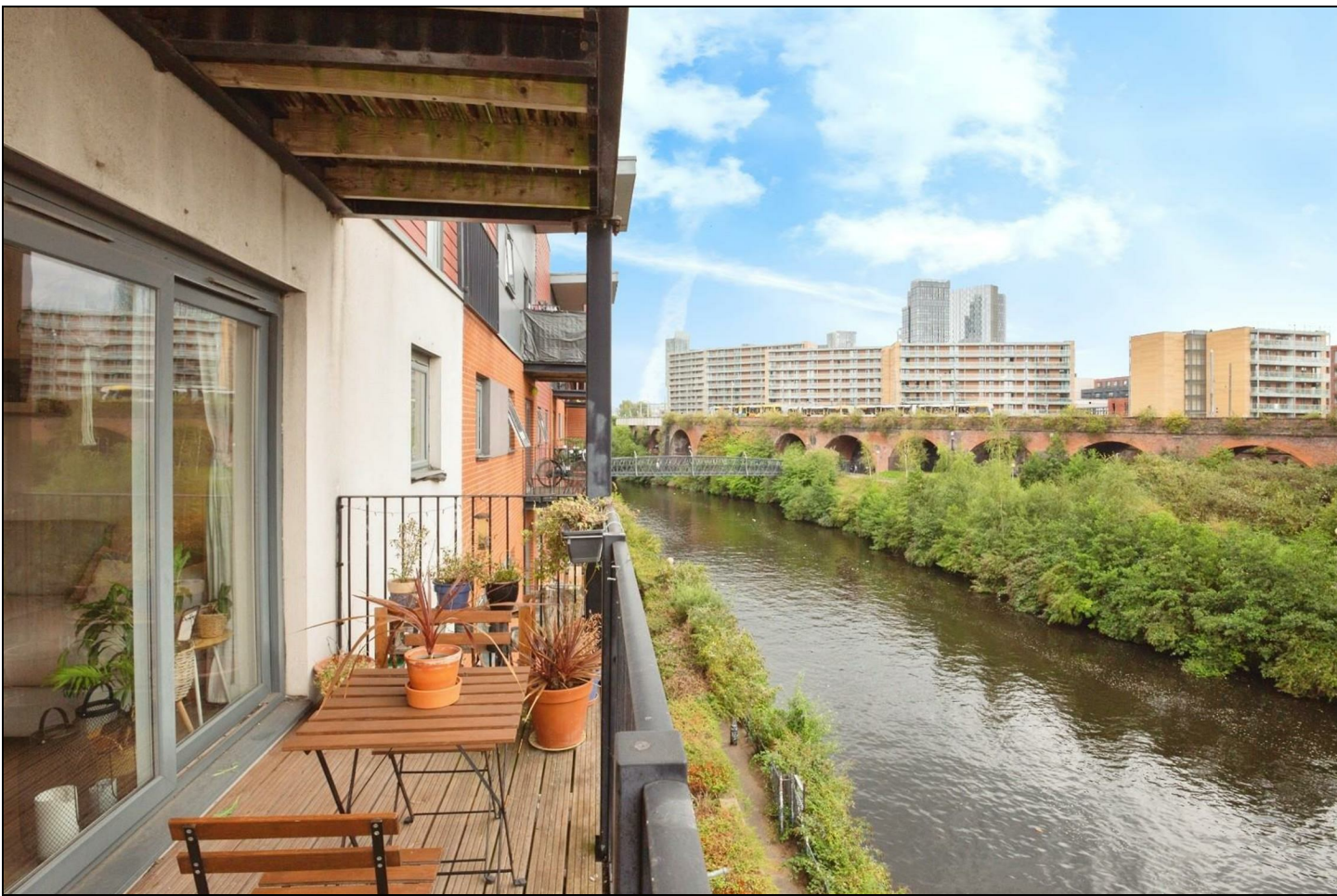
This beautifully presented apartment offers modern living with an exceptional river view. Situated in the sought-after Steele House development, it spans approximately 735 sq. ft. and is perfectly suited for professionals, first-time buyers, or investors.

Step inside to a welcoming entrance hallway leading to a bright and airy open-plan lounge and kitchen, designed to maximise space and natural light. There are two generously sized double bedrooms, and a well-appointed contemporary bathroom suite.

A private balcony overlooks the serene River Irwell, creating a wonderful space to relax and unwind. Additional benefits include allocated parking, an EWS1 B2 with the Building Safety Fund confirmed.

With its prime location, modern finish, and river views, this apartment is an exceptional opportunity.

**\*\*\*CASH BUYERS WELCOME\*\*\***



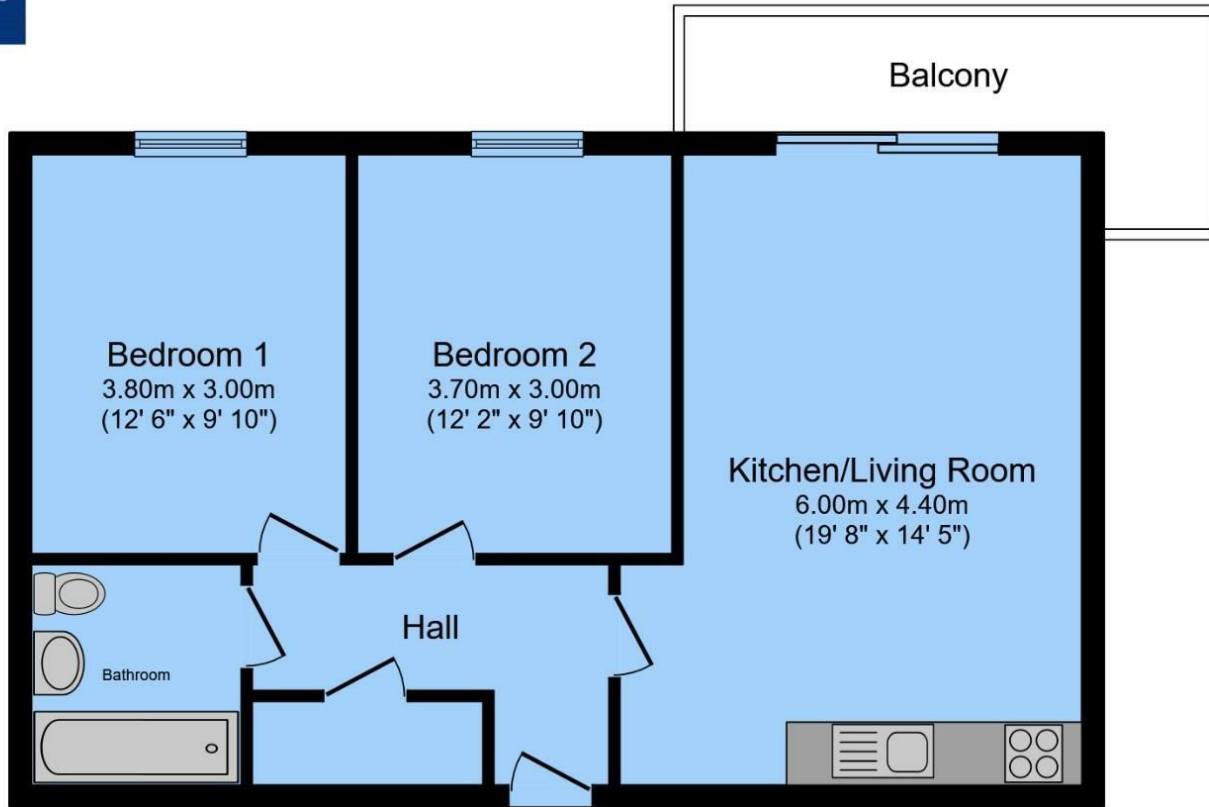
## KEY FEATURES

- RIVERSIDE FACING
- WELL PRESENTED
- TWO BEDROOMS
- FOURTH FLOOR
- OFF ROAD ALLOCATED PARKING
- POPULAR DEVELOPMENT



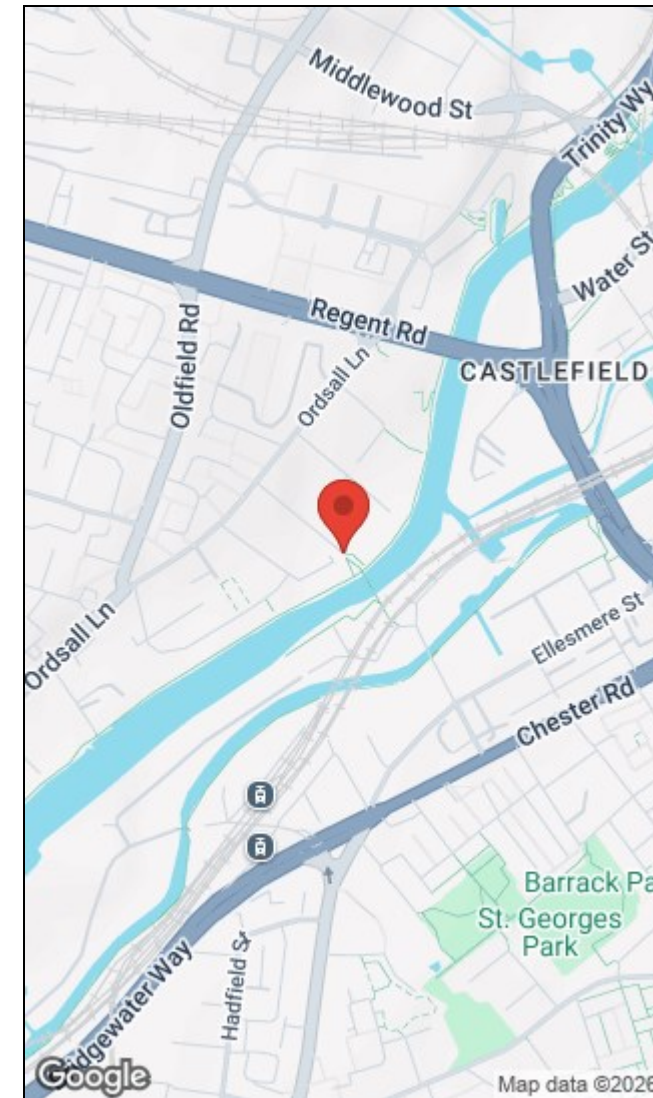






Total floor area 60.0 sq.m. (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>84</b>		
	<b>73</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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