

HUNTERS[®]
HERE TO GET *you* THERE



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.

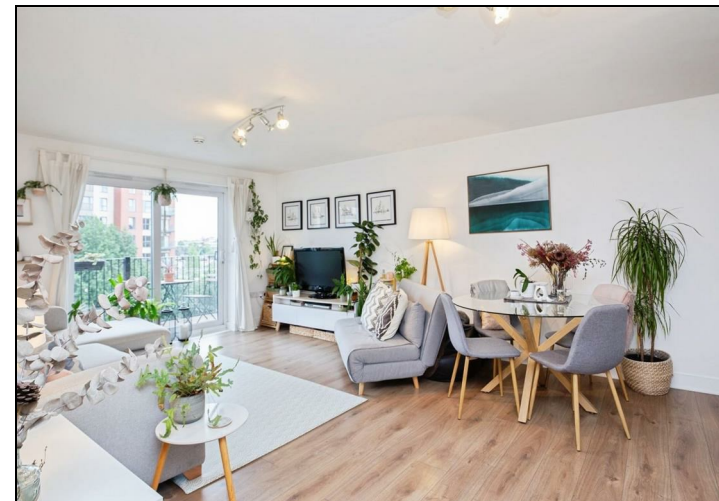
A private balcony overlooks the serene River Irwell, creating a wonderful space to relax and unwind. Additional benefits include allocated parking and the reassurance of an EWS1 B2 with the Building Safety Fund confirmed.

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



KEY FEATURES

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









Bedroom 2
3.70m x 3.00m
(12' 2" x 9' 10")

Kitchen/Living Room
6.00m x 4.40m
(19' 8" x 14' 5")

Hall

Bathroom



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



Barrack Pa
St. Georges
Park

Embrace Wellness Studio

Map data ©2025

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	73	84	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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