

Ordsall Lane | Salford | M5 4XP

Asking Price £290,000

Ordsall Lane |
Salford | M5 4XP
Asking Price £290,000

THREE BEDROOM APARTMENT | RIVERGATE HOUSE | WILBURN BASIN

The Apartment

Positioned on the first floor of Rivergate House, within the highly regarded Wilburn Basin development, this spacious three-bedroom, two-bathroom apartment offers approximately 844 sq ft of contemporary accommodation, combining generous proportions with an excellent location close to Manchester city centre.

The apartment opens into a welcoming entrance hallway with useful storage, leading through to an impressive open-plan living and dining area. Designed for both everyday living and entertaining, this versatile space provides ample room for comfortable seating and dining furniture, with a Juliet balcony allowing natural light into the room.

The adjoining modern fitted kitchen complements the living accommodation, offering a practical and contemporary space for cooking and entertaining.

All three bedrooms are generously proportioned doubles, providing excellent flexibility for families, professional sharers or those requiring a dedicated home office.

The principal bedroom benefits from its own en suite shower room, while the two additional bedrooms are served by a stylish family bathroom featuring a bath with overhead shower.

With its spacious layout, three genuine double bedrooms and two bathrooms, the apartment offers an appealing combination of comfort, practicality and versatility.

- SPACIOUS THREE BEDROOM APARTMENT
- FIRST FLOOR POSITION
- OPEN-PLAN LIVING & DINING AREA
- PRINCIPAL BEDROOM WITH EN SUITE
- RESIDENTS' GYM, CINEMA ROOM & COMMUNAL GARDENS
- THREE GENEROUS DOUBLE BEDROOMS
- APPROXIMATELY 844 SQ FT OF ACCOMMODATION
- JULIET BALCONY
- 24-HOUR CONCIERGE SERVICE
- CONVENIENT LOCATION CLOSE TO MANCHESTER CITY CENTRE





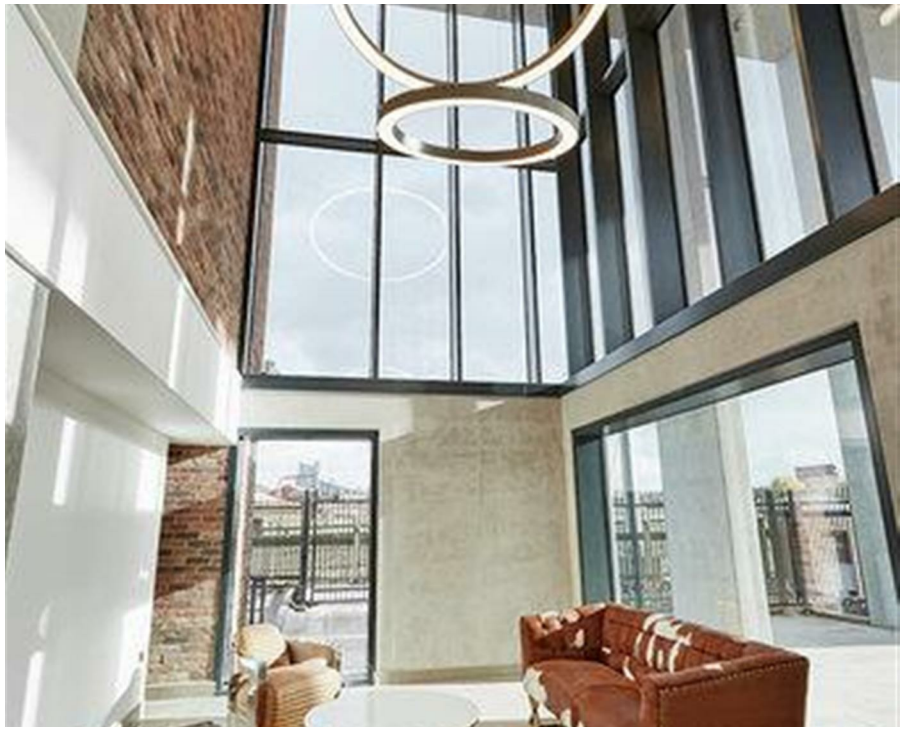












The Development

Wilburn Basin is an established residential development occupying a prominent position alongside the River Irwell, on the edge of Manchester city centre.

Residents benefit from an impressive range of communal facilities, including a 24-hour concierge service, a fully equipped residents' gym, a media and cinema room, and beautifully landscaped communal gardens.

These facilities provide an attractive extension to the apartment's private living accommodation, creating a convenient and enjoyable residential environment.

Location & Lifestyle

Situated on Ordsall Lane, Wilburn Basin enjoys a convenient location between Manchester city centre and Salford, with excellent access to the city's principal commercial, retail and leisure destinations.

Spinningfields, Deansgate and Castlefield are all within easy reach, offering an outstanding selection of restaurants, independent cafés, bars, shopping destinations and cultural attractions.

The nearby River Irwell provides an attractive waterside setting, while the surrounding neighbourhood continues to benefit from ongoing regeneration and investment.

Excellent transport connections further enhance the location, with convenient access to the inner ring road, motorway network and public transport services.

Whether commuting into the city, enjoying Manchester's vibrant social scene or simply appreciating the convenience of city living, Wilburn Basin offers an excellent base.

Investment Opportunity

With three double bedrooms, two bathrooms and a desirable location close to Manchester city centre, this apartment may also appeal to buy-to-let investors seeking a well-proportioned property within an established residential development.

The combination of generous accommodation, residents' facilities and accessibility to Manchester's principal employment centres makes the property worthy of consideration for the rental market, subject to the usual investment and letting enquiries.

Arrange Your Viewing

To appreciate the space, accommodation and facilities this apartment has to offer, contact The Good Estate Agency to arrange your viewing.

Own a Property at Wilburn Basin?

The Good Estate Agency has extensive experience selling, letting and managing residential properties across Manchester and Salford.

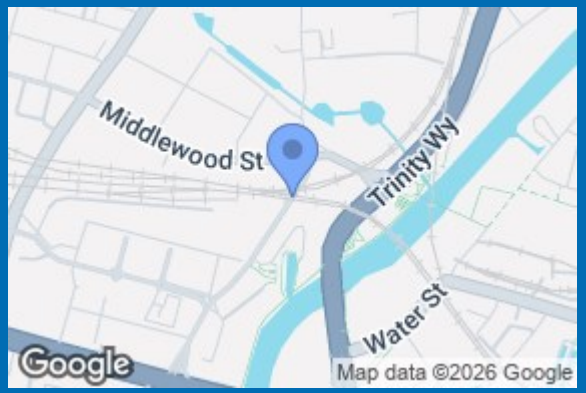
If you own an apartment at Wilburn Basin and are considering selling or letting, we would be delighted to provide a complimentary, confidential market appraisal, together with professional advice on achieving the best possible result for your property.

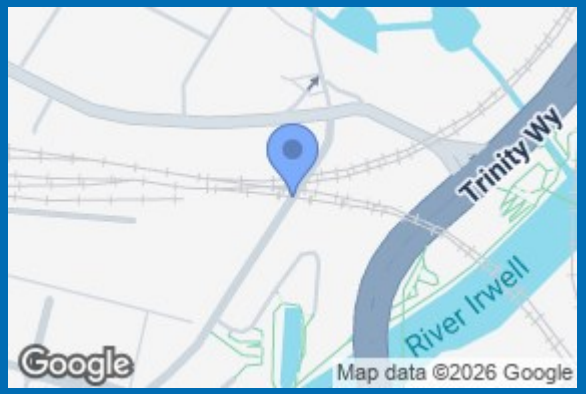
Disclaimer

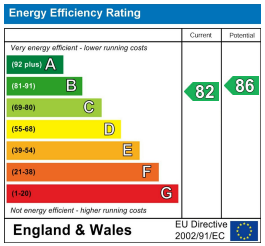
All descriptions, dimensions and other particulars are provided in good faith and are intended as a general guide only. They do not constitute part of any offer or contract. Prospective purchasers should independently verify all information, including measurements, tenure, service charges, ground rent, building facilities and any relevant restrictions.

Some photographs may have been digitally enhanced or virtually staged for illustrative marketing purposes. Any furnishings or decorative items shown may not be included in the sale. Purchasers should verify the property's actual condition and contents during their viewing.









5th Floor Arkwright House
Parsonage Gardens
Manchester
M3 2LF
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk