



## Adelphi House Adelphi Street Salford

**£120,000  
Leasehold**

**GREAT STARTER HOME  
GREAT INVESTABLE PROPERTY**

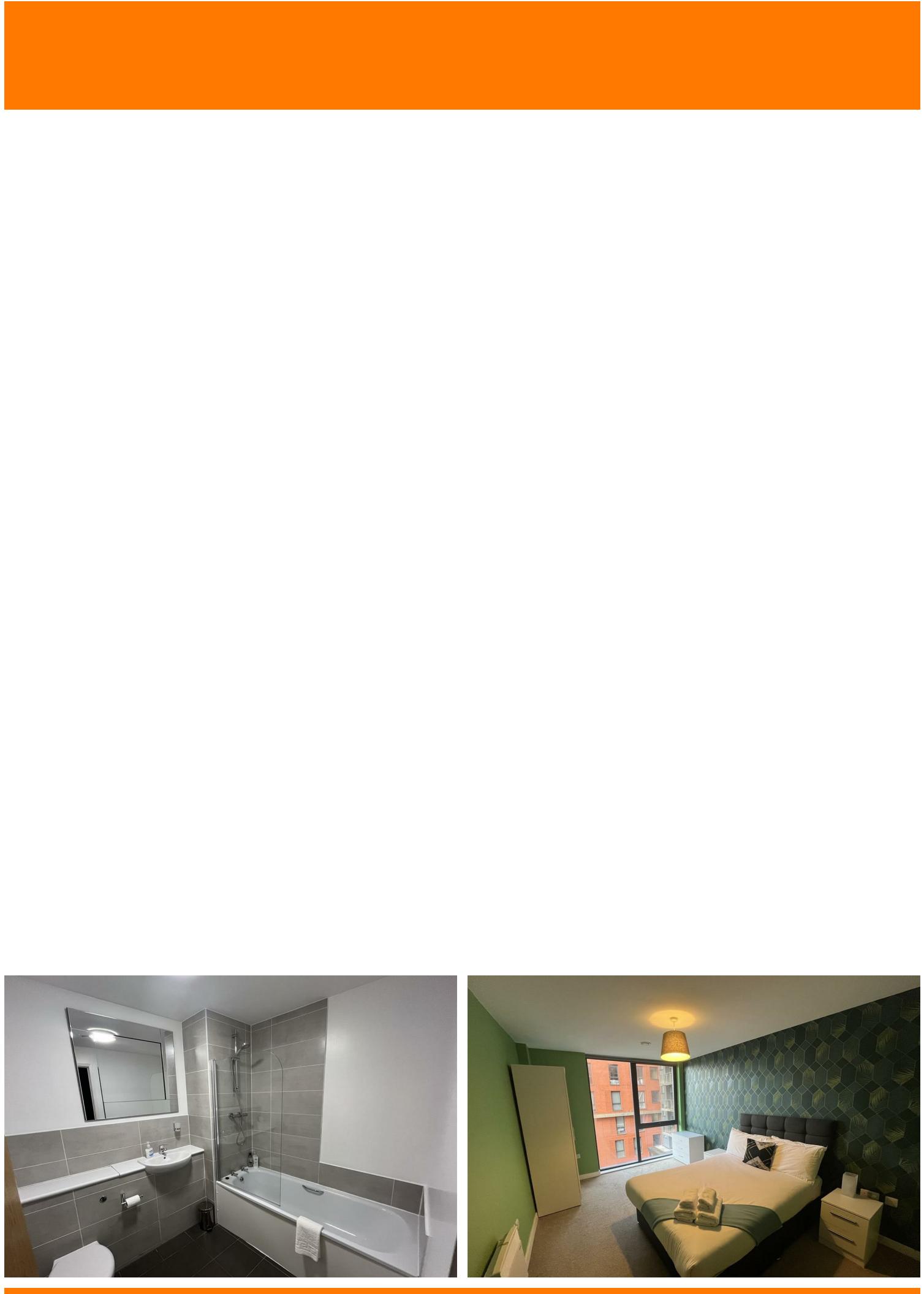
Nestled on the charming Adelphi Street in Salford, this delightful one-bedroom flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The bedroom is well-proportioned, providing a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors alike. One of the standout features of this apartment is its picturesque view overlooking the river, allowing you to enjoy the serene beauty of the water from the comfort of your home.



- THIRD FLOOR APARTMENT • IDEAL STARTER HOME • VACANT • GOOD INVESTMENT • CAN GENERATE £900 PCM • 8.2% YIELD







#### Matterport Property Report:

11 Adelphi Street

Gross Floor Area - Full Property 547 sq. ft. | Floor 1 547 sq. ft.

Sizes and dimensions are approximate, actual may vary

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| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) A  |         |   |
| (81-91) B  |         |   |
| (69-80) C  |         |   |
| (55-68) D  |         |   |
| (39-54) E  |         |   |
| (21-38) F  |         |   |
| (1-20) G   |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| England & Wales                                    |         | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

