



**MISTORIA**  
ESTATE AGENTS



## 19 Lord Street Salford

**£105,000**  
Leasehold

A stylish and well-presented one-bedroom apartment, offering bright and spacious accommodation throughout, ideally suited to first-time buyers and investors alike. Beautifully maintained by the current owners, this modern home enjoys a superb location within easy reach of Manchester city centre, Salford University and excellent transport links.

The property benefits from an allocated residents' parking space and is perfectly positioned within walking distance of a wide range of local amenities, including shops, cafés, bars and restaurants. The picturesque riverside walk-through Peel Park leads directly to the main University of Salford campus, while Manchester city centre, the AO Arena and Victoria Station are all easily accessible on foot or via excellent public transport and road connections across Greater Manchester and the North West.

#### Accommodation

The welcoming entrance hall provides access to all rooms and features useful built-in storage cupboards and attractive wood-effect laminate flooring.



• Vacant Possession • Dedicated Parking • Ideal for Frist-Time-Buyers or Buy To Let Investors • Close To Local Amenities • Close To Manchester City Centre • No Chain







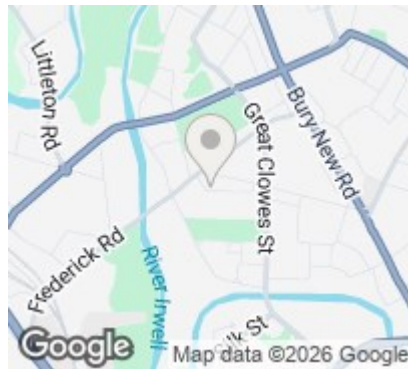
**Matterport Property Report:**

**Lord Street**

Gross Floor Area - Full Property 41.1 m<sup>2</sup> | Floor 1 41.1 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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