



Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£1,250 Per Month



padmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



Trafford Road, Salford Manchester

M5 3NW



Let UK Home are excited to offer this stunning two bedroom apartment in Trafford Road, perfectly located in Manchester.

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobe (master with en-suite), a large family sized bathroom and ample storage.

The property is close to the River Irwell and MediaCityUK with a mature residential environment. Well-equipped with daily amenities, it has supermarkets, convenience stores, pharmacies and diverse Chinese and Western restaurants within walking distance for daily life. Surrounded by parks and riverside trails, the area offers great leisure facilities and a highly livable environment.

There are multiple Ofsted "Good" rated primary schools and qualified secondary schools nearby for basic education. It is also close to the University of Salford, the University of Manchester, Manchester Metropolitan University and other higher education institutions with a strong academic atmosphere.

The location enjoys convenient and diverse transportation options. Multiple Metrolink tram stops within walking distance provide direct access to Manchester city centre. Close to Salford Crescent Railway Station, it connects to the transport network of Manchester and major UK cities. A number of bus routes serve the local area for easy public travel. Drivers can quickly access the M60 and M62 motorways for seamless travel across the region.

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- Fully Furnished
- Close to Transport Links
- EPC Rating: B
- Close to Local Shops
- Close to Universities





Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

01615219812

pmadmin@letukhome.co.uk

Council Tax Band: B

Local Authority:

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.

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

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