



For Sale

Guide price - £140,000

238 Ordsall Lane, Manchester, M5 3NE



**PANTERA
PROPERTY**

A great opportunity for first time buyers and investors

Pantera Property are delighted to offer to the market a third-floor two-bedroom apartment, providing one allocated parking space and a balcony.

- Sold as seen
- No onward chain
- Allocated parking space
- Balcony
- Perfect for first time buyers / investors
- Long lease

The property is owned on a 999-year lease from 16 December 2004. The ground rent is £150 per annum and the service charge is £443.19 per quarter.

The property comprises:

- Hallway
- Bedroom
- Bedroom
- Kitchen / lounge
- Bathroom
- Balcony



x1



x2



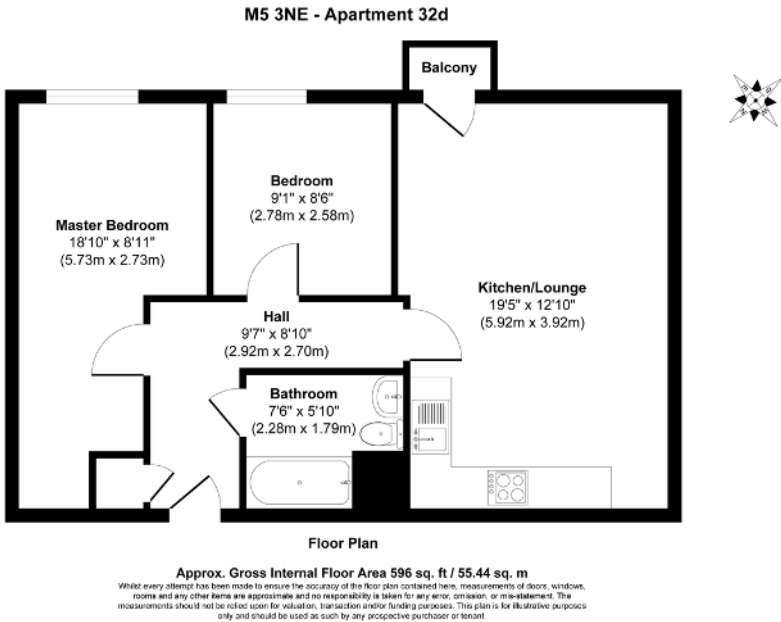
x1



Location

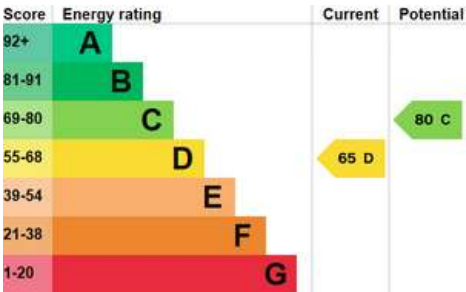
Situated on Ordsall Lane, the property offers a vibrant and convenient lifestyle in the heart of Salford. This area is renowned for its excellent transport links, with Deansgate railway station approximately 2 km away, providing easy access to Manchester city centre and beyond.

Residents benefit from a wealth of local amenities. The nearby Regent Road retail park offers a variety of shopping options, while the cultural attractions of Salford Quays, including The Lowry and the Imperial War Museum North, are just a short distance away.



Additional Information

Local Authority	Council Tax	Tenure	Size
Salford City Council	Band = B	Leasehold	596 sq ft



Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or co tract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.