



2 Middlewood Street, Salford, Salford, M5 4LH

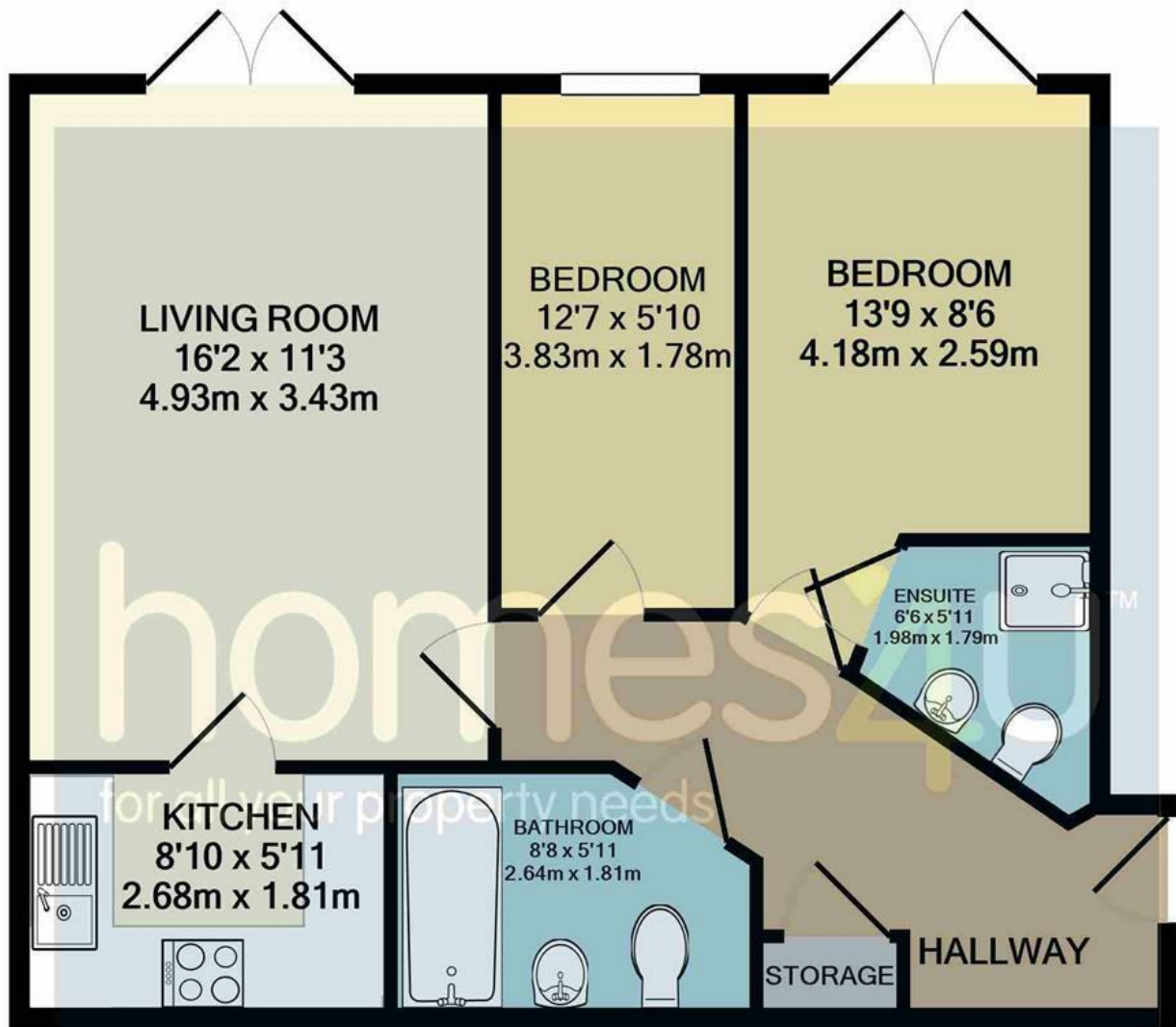
**ZERO DEPOSIT AVAILABLE.** A fully furnished, fifth floor apartment the property benefits from two bathrooms, two Juliette balcony's and separate living area and kitchen.

The apartment is located on the fifth floor there are two bedrooms one double bedroom fitted with free standing furniture and carpeted and one single room spare room with no bed. The spacious living area has a separate kitchen it is furnished with a TV stand and wooden dining room table and chairs the living also leads to a Juliette balcony. To the end other end it leads to a separate kitchen which is fully integrated with fridge / freezer electric hob and over.

The apartment is located in the Fusion development. The building has secure fob entry and lift access. The apartment is only a ten minute walk to Salford University and Manchester Museum of Science and Industry, great transport links along with a wide selection of bars and restaurants in the Spinningfields and Deansgate areas.

- ZERO DEPOSIT AVAILABLE
- Fifth floor apartment
- Fully furnished
- Double and single bedroom
- Two bathrooms
- Separate living area
- Separate kitchen
- Juliette balcony
- EPC rating B
- Managed by homes4u

**£850 PCM**



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</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	

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