



**72 STEELE HOUSE WODEN STREET
GREATER MANCHESTER, M5 4UU**

£1,050 PCM

An immaculate two bedroom apartment located in the popular Lamba Court development in Salford which is equidistant of Manchester city centre and Salford Quays and within a 10 minute walk to Castlefield and Spinningfields. This third floor property briefly comprises: entrance hall, open plan lounge/dining area, fully fitted kitchen, two double bedrooms, en-suite shower room off the master bedroom and the property also has a modern main bathroom. Secure Allocated Parking. Fully Furnished. Available 27th of February 2025.

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

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

Manchester Office Lettings
6-14 Great Ancoats Street
Northern Quarter
Manchester
M4 5AZ

0161 236 0004
mark.buckley@buckleyfrayne.co.uk
www.buckleyfrayne.co.uk

buckleyfrayne