



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

£1,250 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 4th of March 2025

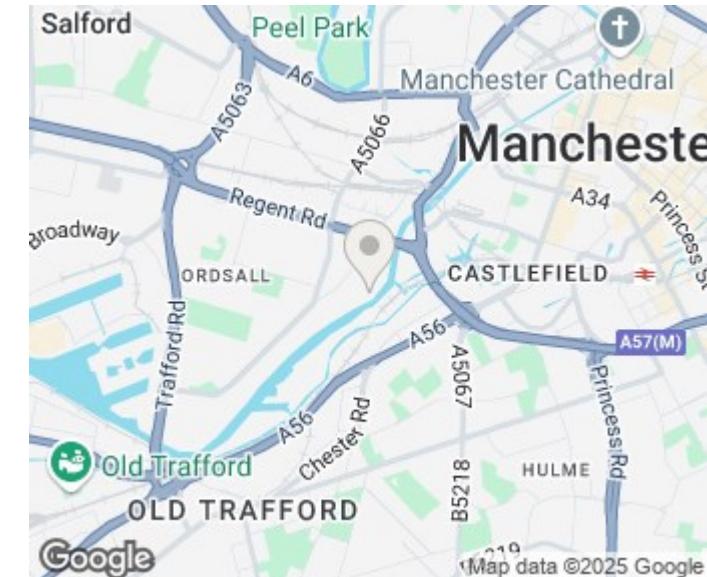
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TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

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) A		
(81-91) B	82	86
(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

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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