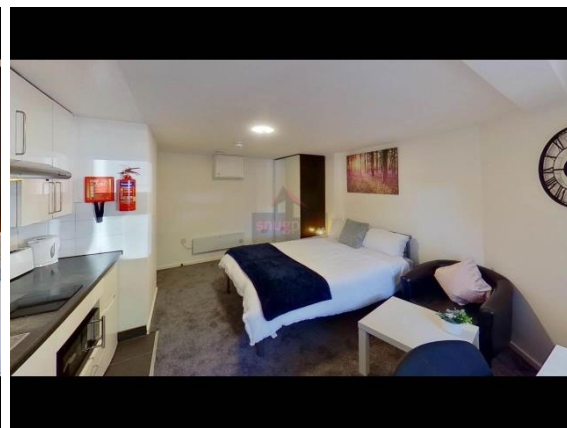


# Snugpads

www.snugpads.com



## Gildabrook Road

, Salford, M30 0DX

## Rental £790 pcm

1 bedroom Studio available Now

SnugPads, St. James House 5th Floor, Pendleton Way, M6  
5FW

[info@snugpads.com](mailto:info@snugpads.com)

### 01613272627

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00

Wed 09.00 - 17.00; Thurs 09.00 - 17.00

Fri 09.00 - 17.00; Sat Closed; Sun Closed

- \* Furnished
- \* All Bills included, with Wi-Fi and regular cleaner
- \* 24/7 Maintenance Reporting System

- \* Bedsit with private kitchen, shared bathroom
- \* Simple Online Tenancy Application
- \* Close to Salford Royal Hospital

- \* 2 bathrooms
- \* Short Walk to Salford Royal Hospital
- \* Close to Media City

## Description

\*\* Available from 15th July, max 1 adult \*\* Spacious Fully Furnished Bedsit Available 15th July A well-presented, fully furnished bedsit is available in a convenient Salford location, offering self-contained living with access to shared facilities. The property is ideal for someone seeking private, practical accommodation in a well-connected area. The bedsit includes its own bedroom, living space, and kitchen area, with access to a shared bathroom and laundry facilities. Property Features Fully furnished with: Double bed Wardrobe, Desk and chair Private kitchen area includes: Sink and worktop space Storage cupboards Fridge and freezer Hob, oven and microwave Shared access to bathroom and laundry facilities. Excellent Location Conveniently located within easy reach of key amenities and transport links: Walking distance to Salford Royal Hospital Direct bus routes to Manchester City Centre Tram access to Salford Quays and MediaCityUK Close to local shops including Sainsbury's Local next door Free off-road parking available (Subject to Availability) Rent & Terms £780 per calendar month Most bills included (gas, water, council tax, internet) Electricity for the bedsit is supplied via a separate prepaid meter Unlimited fibre internet included Deposit: £200 Available: 15th July Suitability This property is best suited to an individual seeking independent living in a well-maintained property. Applicants will be asked to demonstrate affordability and may be subject to referencing checks, including income and credit verification where appropriate. Next Steps Interested? Contact us directly to arrange a viewing and ask any Property Ref: inst-228

All measurements are approximate.

## Further Information

The deposit required is £200

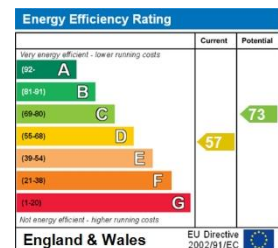
The bills included in the rent are Electricity

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

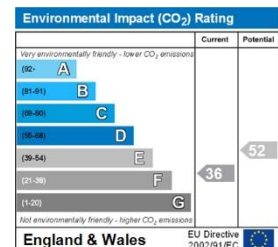
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 03/07/2026

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers.