



## Gildabrook Road

, Salford, M30 0DX

## Rental £750 pcm

1 bedroom Flat Share available 15 August 2025

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

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 15th August\*\*** Stylish Room with Private Kitchenette – 2-Bed Flat Share – Salford – Ideal for Female Professional or Mature Student A well-presented room is available in a modern 2-bedroom flat share in Salford, perfect for a female professional or mature student. You'll be sharing the flat with one tidy, respectful female flatmate who is looking for someone similar. ??? Your Private Space Includes: A spacious double bedroom with your own private kitchenette (sink, hob, microwave, fridge/freezer, storage) Comfortable sitting area within your room – no need to share a kitchen! Fully furnished with bed, wardrobe, drawers, shelves, desk, and chair Shared access to a clean bathroom (shared with just one person) and laundry facilities ?? Prime Location: Just a short walk to Salford Royal Hospital Next to Sainsbury's Local and other convenient shops On major bus routes to Manchester City Centre Easy tram access to Salford Quays and MediaCity Free off-road parking available More Details; Price: 7300pcm All bills included, except electric for the bedsit which is on a coin meter. Unlimited fibre internet and TV licence. Deposit: £200 Tenancy Dates: 15th August for a standard 12 months contact, can consider min of 6 months for extra £50pcm . Sorry not suitable for children, couples, pets. What next? Like the look of the place? Simply apply online on our website Snugpads.com Contact us 01613272627 to book a viewing and ask questions. Property Advert Disclaimer 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 contract. Intending Property Ref: inst-314

All measurements are approximate.

## Further Information

The deposit required is £200

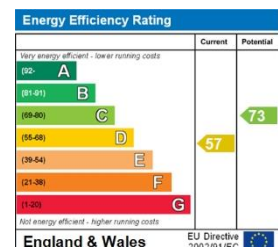
The bills included in the rent are Council Tax / Rates, Gas, Telephone and Water

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

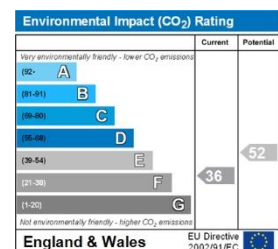
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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 (CO2) 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 (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/05/2025

## 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.