



RESIDE

MANCHESTER



Plot 355 Castle Irwell Cromwell Road
Salford, M6 6DA

Asking Price £470,000



4



2



1



Plot 355 Castle Irwell Cromwell Road

Salford, M6 6DA

Two, Three & Four bedroom homes within the this brand new development in Salford.

Forming part of this new community, the houses offer contemporary and modern design throughout. Plot 7 is a 3 bedroom, two bathroom home with a large open living/kitchen area, spacious rear garden, W/C and car parking included. Ready for immediate occupation.

Other 2, 3 and 4 bedroom homes are available Q1 2025.

With each home, this is a fantastic opportunity to become part of a strong local community with fantastic local amenities and great transport links into Manchester City Centre.

Please contact our sales team on 0161 837 2840 to with any further question or to arrange a viewing.

Castle Irwell

Homes at Castle Irwell benefit from contemporary and modern design connected with the beauty of a riverside setting. Castle Irwell's riverside setting means you're never too far away from wildlife. The area offers landscaped grounds and organic play areas.

- 2, 3 & 4 bed new build houses.
- 4 types to choose from.
- Located on the historic former Manchester Racecourse site.





Freehold
Estate Charge £36 per month (for maintenance of the car parks, parks and grounds and bins).
10 year new build warranty.

Location
One of Castle Irwell's most attractive attributes is that it offers all the benefits of out of town living, yet it is only a 10 minute car journey into Manchester city centre.

There are numerous public transport offers within walking distance including four bus stops which surround the development. And with the A6 and M602 only minutes away, access to the wider North West region is easy.

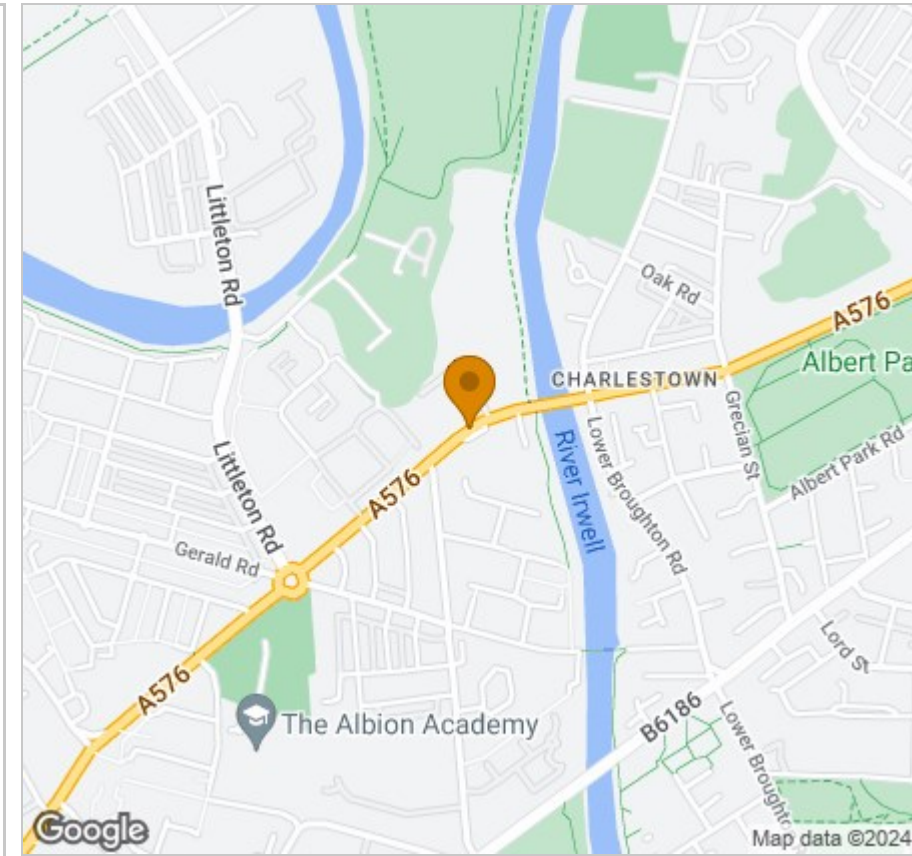
Salford Crescent train station is a 25 minute walk with links directly to Blackpool, Preston, Wigan, Rochdale and Leeds.

- Three Bedroom Houses From £335,000
- Two Bedroom Houses From £288,500
- One Remaining Four Bedroom House £470,000
- Owner Occupiers & Investors Welcome
- Show Apartment Available To View
- Brand New Development
- Surrounded By Green Space
- Great Location For Families
- Car Parking Included
- Located On The Banks Of River Irwell

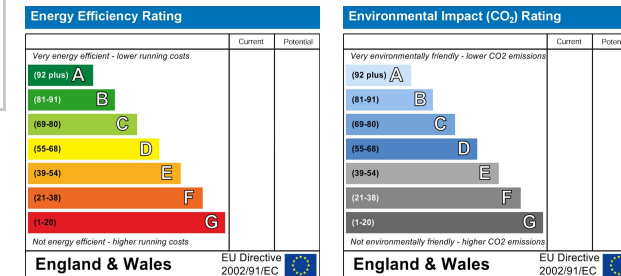
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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