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3 2 2 C

Water Meadow Lane, Salford

£400,000

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****Stunning 3-Bedroom Detached Home with Integral Garage & Home Office****

Discover the perfect blend of contemporary living and urban convenience in this outstanding 3-bedroom detached home, complete with an integral garage and a bespoke home office. Just a short 5-minute drive or an easy stroll from Manchester city centre, this property offers the best of both worlds—close proximity to the city’s vibrant amenities, yet nestled in the peaceful surroundings of New Broughton’s green spaces.

Upon entering, you’re greeted by a bright and airy hallway that leads into an impressively extended kitchen-diner, highlighted by a striking picture window that floods the space with natural light. The ground floor also features a spacious lounge, perfect for relaxation, and a handy downstairs W/C for convenience.

Upstairs, you’ll find three spacious double bedrooms—previously four, with the option to easily revert back to the original configuration. The master bedroom boasts its own en-suite, and the modern family bathroom adds a touch of luxury to the upper level.

Outside, the home benefits from a private, mature rear garden—a serene retreat. To the front, a driveway offers ample parking, and the integral garage provides added convenience. Half of the garage has been thoughtfully transformed into a custom home office, complete with soundproofing and professional lighting, perfect for remote work or creative pursuits.

With ****no onward chain****, the buying process is smooth and straightforward. The location is ideal for families, with excellent public transport options, highly regarded schools, and local amenities all within easy reach. The area boasts a strong sense of community, adding to its family-friendly appeal.

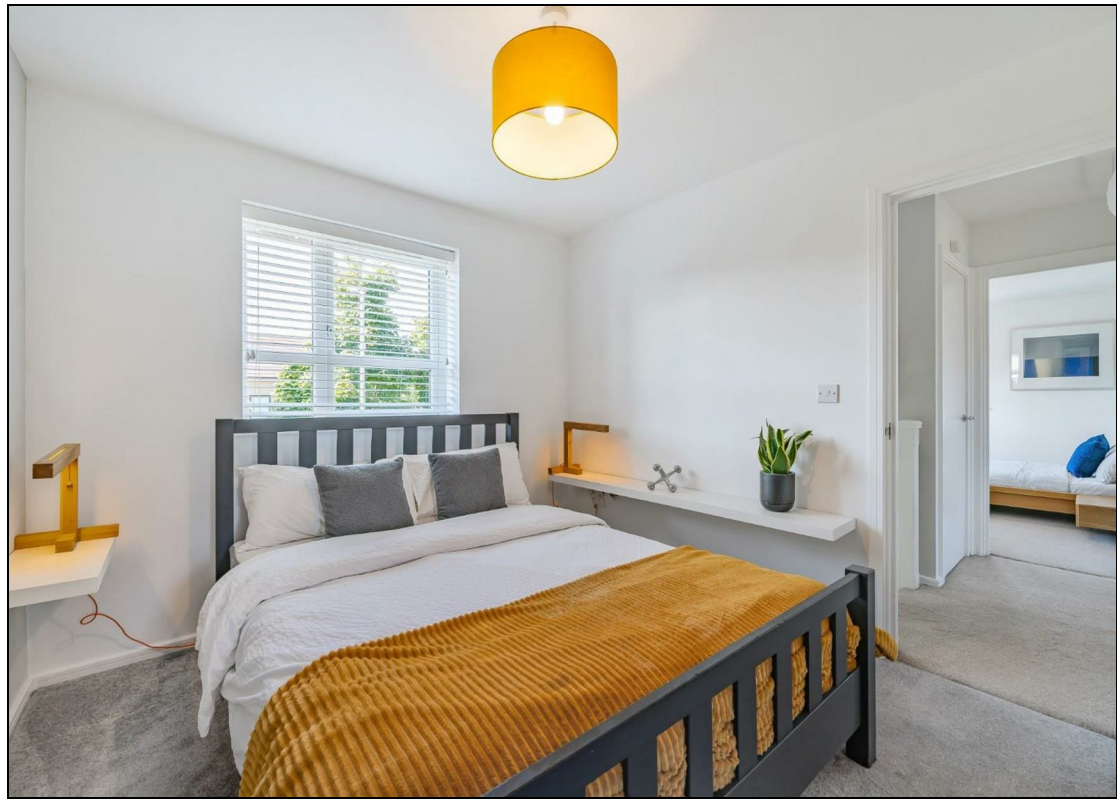
Energy-efficient with an EPC rating of C and falling under council tax band C, this home is both practical and packed with desirable features. Highlights include abundant natural light, two en-suite bathrooms, and a well-designed, versatile layout.

KEY FEATURES

- LANDSCAPED PRIVATE REAR GARDEN
 - EN-SUITE
 - THREE DOUBLE BEDROOMS
 - DETACHED
 - GARAGE
 - OFFICE/STUDY
- TWO RECEPTION ROOMS
 - NO CHAIN
- CLOSE TO MANCHESTER CITY CENTRE
 - OFF ROAD PARKING





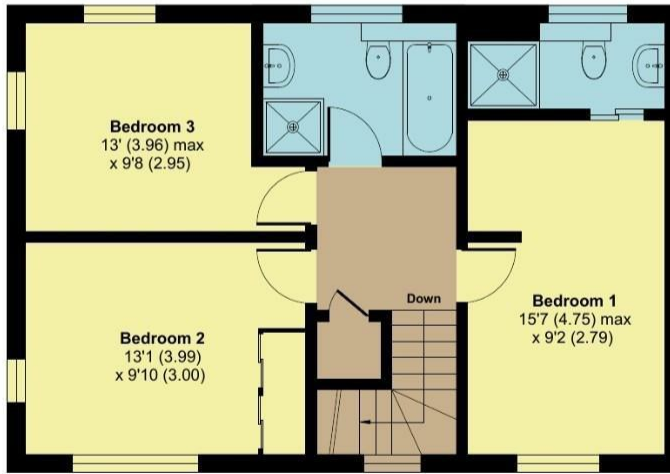


Water Meadow Lane, Salford, M7

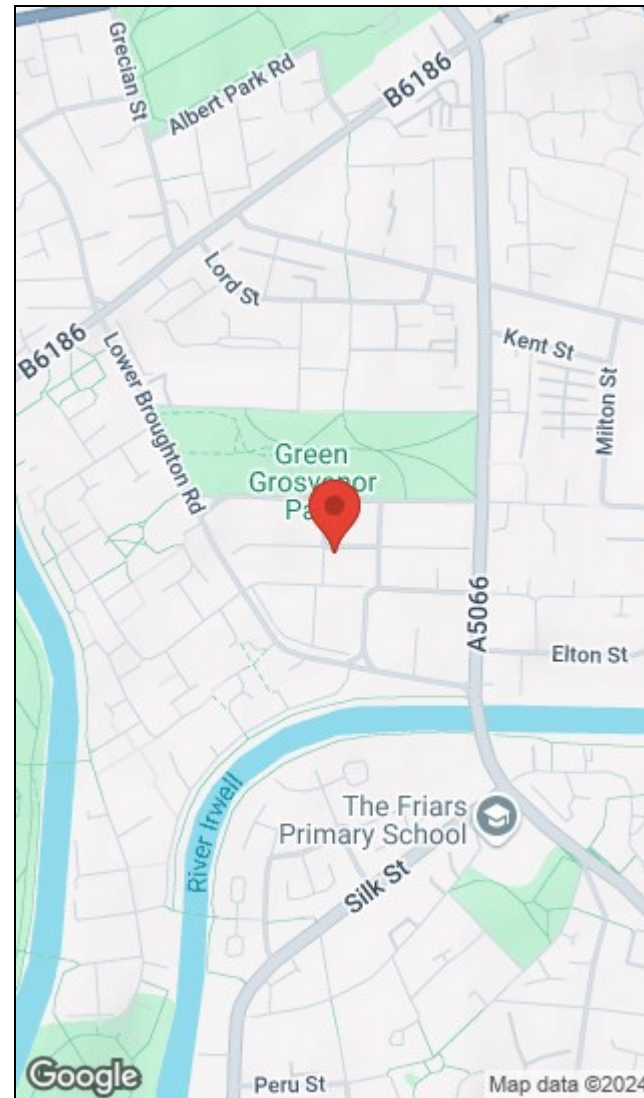
Approximate Area = 1130 sq ft / 104.9 sq m
 Garage = 107 sq ft / 9.9 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1325 sq ft / 122.9 sq m
 For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 49.8 SQ M
(537 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 55 SQ M
(593 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1191423

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	93		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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