

C&R

Commercial & Residential

Properties

£155,000

Angora Drive, Salford, M3 6AR



2

Bedrooms



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990



C & R City are delighted to present this attractive two-bedroom ground floor apartment, ideally positioned within the ever-popular Trinity Riverside development on Angora Drive, Salford, M3. Offering generous living space, direct access to outdoor space, and an excellent location just moments from Manchester city centre, this property is ideal for first-time buyers and investors alike.

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The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading into a bright and spacious lounge/dining room with French doors opening onto a private patio and well maintained communal gardens. The separate fitted kitchen offers ample storage and workspace, while two generously proportioned double bedrooms provide comfortable accommodation. Completing the property is a well appointed three piece bathroom suite.

Further benefits include the convenience of a ground floor position, communal parking, secure bin and recycling storage, and well maintained communal grounds.

Offered to the market with no onward chain, this fantastic apartment represents an excellent opportunity for both owner occupiers and buy to let investors. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Location: Situated in a highly desirable riverside development, the property enjoys excellent access to Manchester City Centre, Salford Quays, MediaCityUK, and a range of local amenities, with superb transport links making commuting simple. Trinity Riverside is a purpose-built residential development offering a range of properties from one-bedroom apartments to three-bedroom semi-detached houses. The location is truly exceptional, situated within walking distance of Manchester City Centre and the University of Salford.

The apartment is also just a short stroll from Peel Park and The Meadow, home to a scenic 2.4km circular walking and running trail along the River Irwell, ideal for outdoor enthusiasts or those seeking peaceful green spaces.

There are 11 schools within a one-mile radius of the property, many of which hold good Ofsted ratings. Excellent transport links are close by, with both Salford Central and Salford Crescent train stations within walking distance.

Lounge *4.12m x 5.39m (13' 6" x 17' 8")*

French doors leading to patio garden area, double glazed window facing the front elevation, wood laminate flooring, electric heater, phone/tv point and ceiling lighting.

Kitchen *2.22m x 2.42m (7' 3" x 7' 11")*

Comprising of wall and base units, freestanding fridge/freezer, Washing machine, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled splashback, ceiling lighting and ceiling extractor.

Bedroom One *2.94m x 3.22m (9' 8" x 10' 7")*

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling lighting.

Bathroom *1.68m x 2.44m (5' 6" x 8')*

Three-piece bathroom suite comprising bath with electric shower attachment over, WC, sink with mixer tap, ceiling extractor. Partially tiled walls.

General Information

The building has recently gone through modernisation with communal areas revamped and new entrance doors installed which are fob access, intercom service is also

available to each apartment. Hyperoptic full fibre broadband is also installed within the building. Tenure: Leasehold: Years remaining on the lease: 91 years Service charge: £2388 per annum. Ground Rent: Peppercorn.

Agents Notes

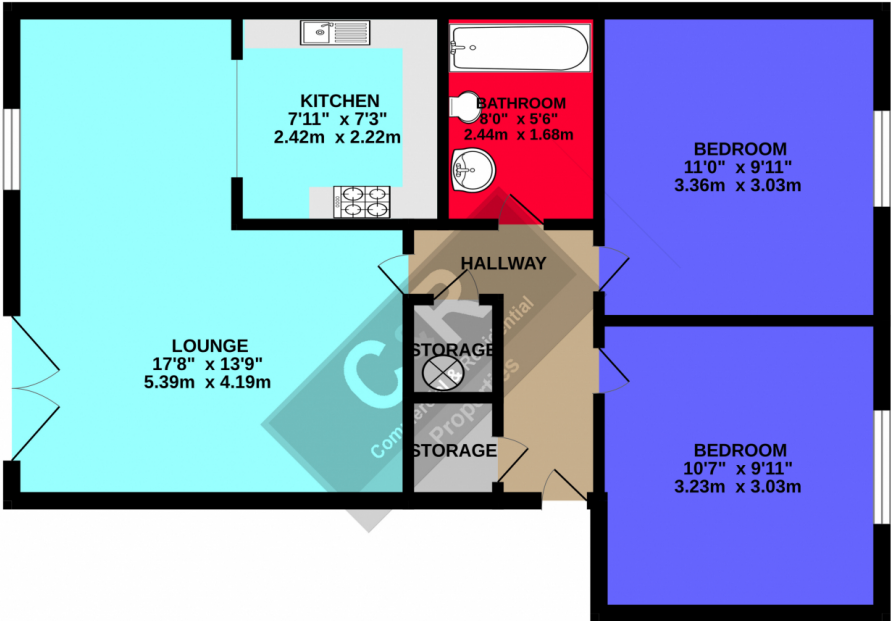
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Thinking Of Selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit one of our offices, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR

532 sq.ft. (49.5 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 532 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Angora Drive, Salford, M3 6AR

