



 **3**
Bedrooms

 **2**
Bathrooms



****Available Now**** C & R City is delighted to offer this exceptional three bedroom townhouse, situated within the highly sought-after Local Blackfriars development, Salford, M3. Just a short walk from Deansgate and Manchester city centre, this impressive home combines generous living space with premium resident amenities, creating the perfect city lifestyle.

Offering over 1,100 sq. ft. of immaculately presented accommodation, this modern townhouse also benefits from its own private entrance, a driveway providing off road parking for two vehicles, and a spacious garden terrace, an exceptional feature for city centre living.

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The ground floor comprises an impressive open-plan lounge, dining area and contemporary fully integrated kitchen. Finished to a high specification, the kitchen features integrated appliances & ample storage, while the living space opens directly onto the generous private garden terrace, ideal for entertaining or relaxing outdoors. The ground floor also benefits from a WC.

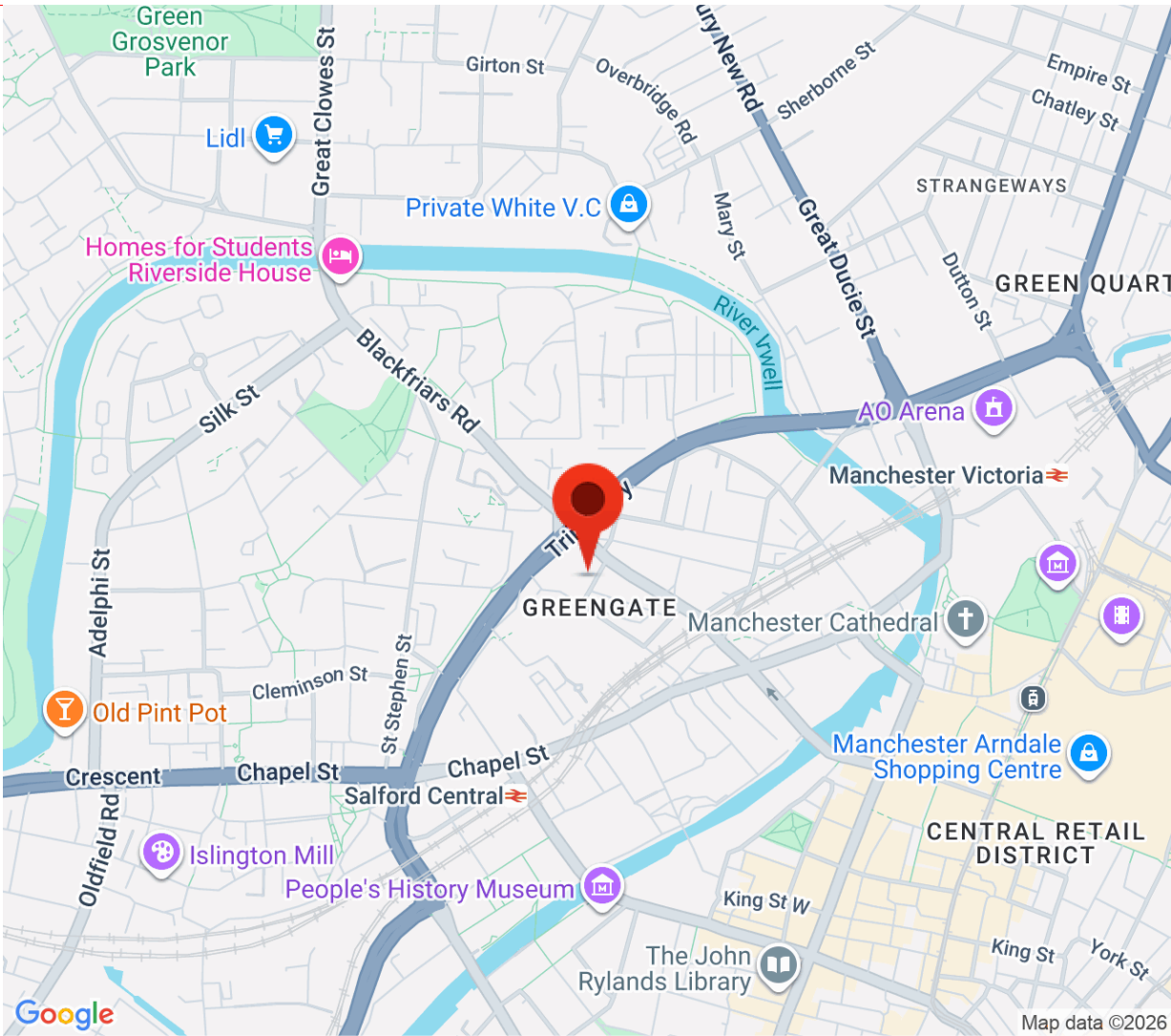
To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from access to a stylish en-suite shower room, the second bedrooms to a jack and jill bathroom which can also be accessed from the landing and the third bedroom to a private balcony.

Residents enjoy exclusive access to first class facilities including a state of the art gym, private cinema room, beautifully maintained communal gardens, and the reassurance of an on site estate management team.

Combining the space and privacy of a traditional home with the convenience of luxury city centre amenities, this outstanding property is perfectly suited to professionals, couples or families seeking a premium rental opportunity in one of Manchester's most desirable locations.

Council Tax Band: D

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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: Garden Lane, Salford, M3 7FJ

