



St. Martins Drive
Salford

Miller Metcalfe
Every step of the way

St. Martins Drive

Salford

Town House



EPC Rating - C

A beautifully presented two-bedroom home situated in a highly desirable area, ideal for both commuters and families alike

This property boasts an unbeatable location just moments from a wide variety of local amenities including shops, supermarkets, cafes, and restaurants—perfect for daily convenience or leisure. Manchester town centre is only a short drive away, with excellent public transport links via bus routes and Metrolink ensuring a seamless commute. The area is vibrant, family-friendly, and packed with options for eating out and relaxing close to home.

Upon entry, you are welcomed into a spacious, open-plan kitchen and living area. The kitchen is modern, featuring integrated appliances and ample space for dining, making it perfect for family mealtimes or hosting guests. The living area, thoughtfully decorated, offers a relaxing ambiance and is designed for comfort and entertainment.

Upstairs, the property includes two double bedrooms, both equipped with fitted wardrobes for optimal storage. The family bathroom is contemporary, with high-quality fixtures, ensuring a comfortable experience for all residents.

Externally, the property stands out with its generously sized garden, which is rare for the area and ideal for outdoor family activities, or simply relaxing in a private setting. An allocated parking space is included, providing convenience and peace of mind for residents and visitors alike.

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

- TENURE
Freehold

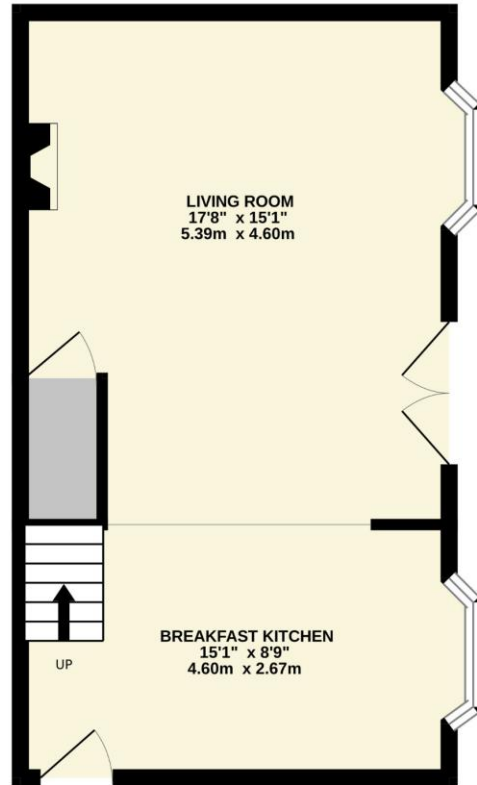
- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band A - £1,635 Per Year

- FLOOD RISK
Very Low

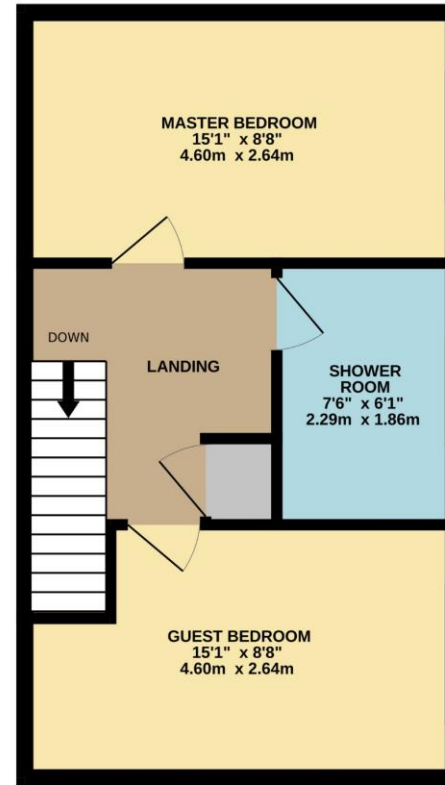
- BROADBAND
Basic - 11 Mbps
Superfast - 74 Mbps
Ultrafast - 1,000 Mbps



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google -



Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google -



Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google -



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