



£320,000

Wadlow Close, Salford, M3 6WD



 3
Bedrooms

 1
Bathroom

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0161 227 9990

£320,000

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C & R City are delighted to present this well presented three bedroom end of terrace home, ideally located on a quiet cul-de-sac within walking distance of Manchester City Centre. This property offers an excellent opportunity for both homeowners and investors alike, benefiting from superb transport links to Salford Quays and MediaCity, as well as easy access into the city centre. To the ground floor, the property features a convenient downstairs WC, a spacious open-plan lounge, a beautifully refitted dining kitchen, and a bright, generously sized conservatory, perfect for additional living or entertaining space. Upstairs, the first floor comprises two well proportioned double bedrooms, a single bedroom, and a modern refitted bathroom suite.

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Externally, the property boasts a low maintenance front & rear garden, along with an additional side garden laid to lawn. The property also benefits from driveway parking which leads to a garage.

Situated just half a mile from Salford Central train station, this home is perfectly positioned for commuters and city lovers alike. Properties in such close proximity to Manchester city centre rarely come to market, making this a fantastic opportunity not to be missed. Early viewing is highly recommended, contact the office today to arrange your appointment.

Entrance Hall

Ceiling light point, wood laminate flooring, door providing entrance to WC and Lounge.

Downstairs WC *1.80m x 0.90m (5' 11" x 2' 11")*

Downstairs WC comprising of wash hand basin, toilet, tiled flooring and walls, double glazed window to front aspect.

Lounge *4.50m x 4.44m (14' 9" x 14' 7")*

Ceiling light point, wood laminate flooring, double glazed window to front aspect, stairs leading to first floor, door leading to kitchen.

Kitchen *4.50m x 2.89m (14' 9" x 9' 6")*

Refitted kitchen with a range of fitted base and wall units, integral oven, integral electric hob with extractor over, sink unit with mixer tap, built in fridge freezer, space for washing machine, wood laminate flooring, double glazed window to rear aspect, french doors leading to conservatory.

Conservatory *3.97m x 3.35m (13' x 11')*

Bright and spacious conservatory, tiled flooring, french doors leading to rear garden.

Master Bedroom *3.62m x 3.40m (11' 11" x 11' 2")*

Ceiling light point, built in wardrobe, radiator, carpet flooring, double glazed window.

Bedroom Two *3.62m x 2.89m (11' 11" x 9' 6")*

Ceiling light point, built in wardrobe, radiator, carpet flooring, double glazed window.

Bedroom Three *2.42m x 2.04m (7' 11" x 6' 8")*

Ceiling light point, radiator, carpet flooring, double glazed window.

Bathroom *2.05m x 1.89m (6' 9" x 6' 2")*

Refitted three piece bathroom suite comprising bath with overhead shower, wash hand basin, low level WC, tiled flooring. Double glazed window.

Externally

Externally, the property enjoys attractive gardens to the front, side, and rear. The enclosed rear garden has been designed for ease of maintenance and features Indian

sandstone paving, which wraps around to a beautifully maintained lawned garden at the side. Further benefits include a driveway providing off-road parking and a single garage.

General Information

Tenure: Freehold. Council Tax Band: B. EPC Rating: C.

Agents Notes

Agents Notes NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property

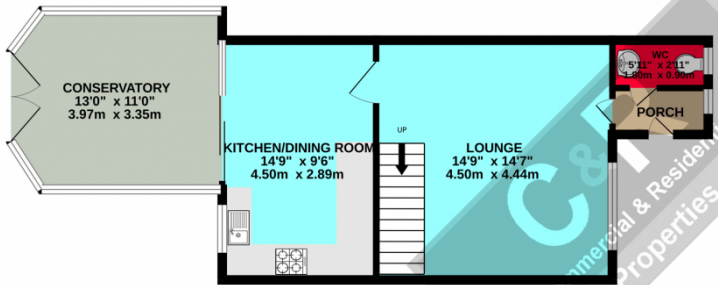
Thinking Of Selling

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 our office, and we'll be happy to schedule an appointment at a time that suits you.

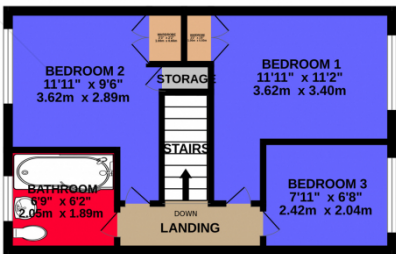
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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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