



*Stan Mellor Close*

Salford

**Miller Metcalfe**  
*Every step of the way*

# Stan Mellor Close

Salford

Terraced  2  1 EPC Rating - To be confirmed

\*\*\* No Chain Involved - Stunning New Build Town House With Superb Open Plan Living Space, Two Double Bedrooms, Private Landscaped Gardens, Allocated Parking And Situated within a Much Sought After Residential Location on the Outskirts of Manchester City Centre \*\*\*

Located upon the fabulous Castle Irwell development within a popular and highly convenient setting in much sought-after area of Salford, this fabulous new build home offers well-proportioned, light and airy living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated.

The accommodation comprises a cloakroom/wc, superb open plan living kitchen including a comfortable lounge area and fitted kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms plus a wonderful three-piece bathroom/wc and useful utility room can be found which completes the internal living space. Outside the rear landscaped garden is a joy to behold, being not directly overlooked offering excellent space for relaxing, children's play and al-fresco entertaining. A dedicated residents parking area provides an allocated car parking space.

The location is within easy access to the many shops and amenities Salford and the surrounding areas has to offer and is well placed for well renowned schooling. It is also ideal for access to major transport links making it ideal for those looking to commute the short distance into Manchester city centre and across the Northwest.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

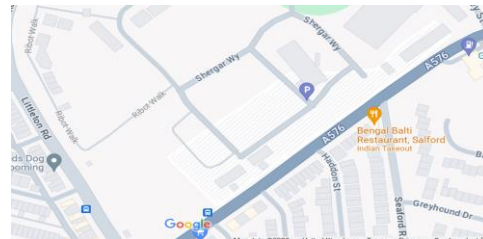
• TENURE  
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band A

• FLOOD RISK  
Low

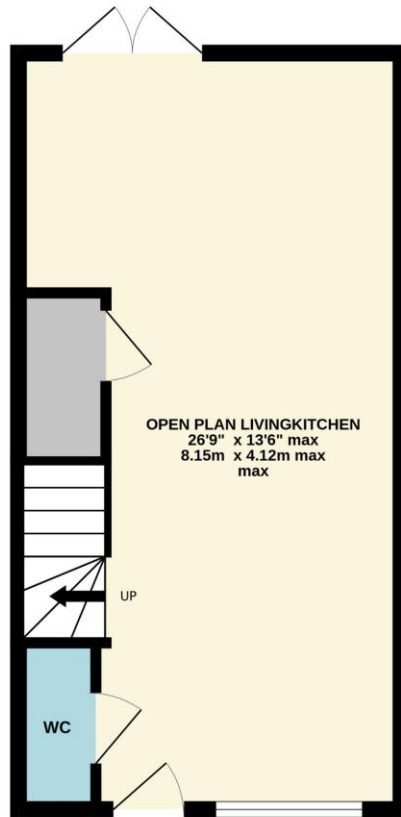
• BROADBAND  
Basic - To Be Confirmed  
Superfast - To Be Confirmed  
Ultrafast - To Be Confirmed

- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - No

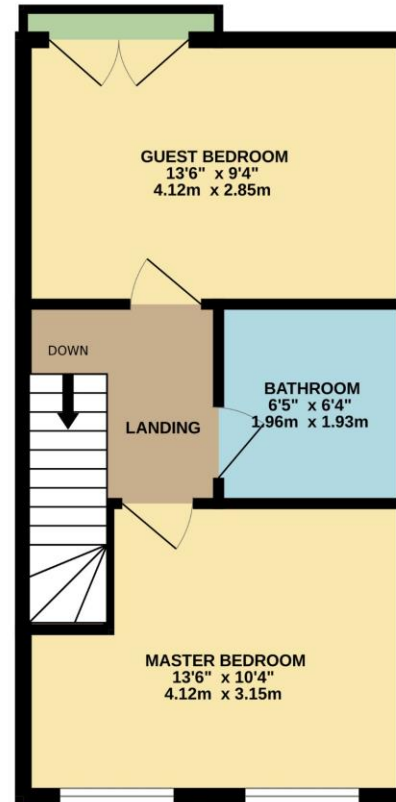




GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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.  
Made with Metropix ©2023

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.