

GROSS INTERNAL AREA  
 TOTAL: 94 m<sup>2</sup>/1,009 sq.ft.  
 GROUND FLOOR: 35 m<sup>2</sup>/378 sq.ft, FIRST FLOOR: 35 m<sup>2</sup>/372 sq.ft, SECOND FLOOR: 24 m<sup>2</sup>/259 sq.ft.  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

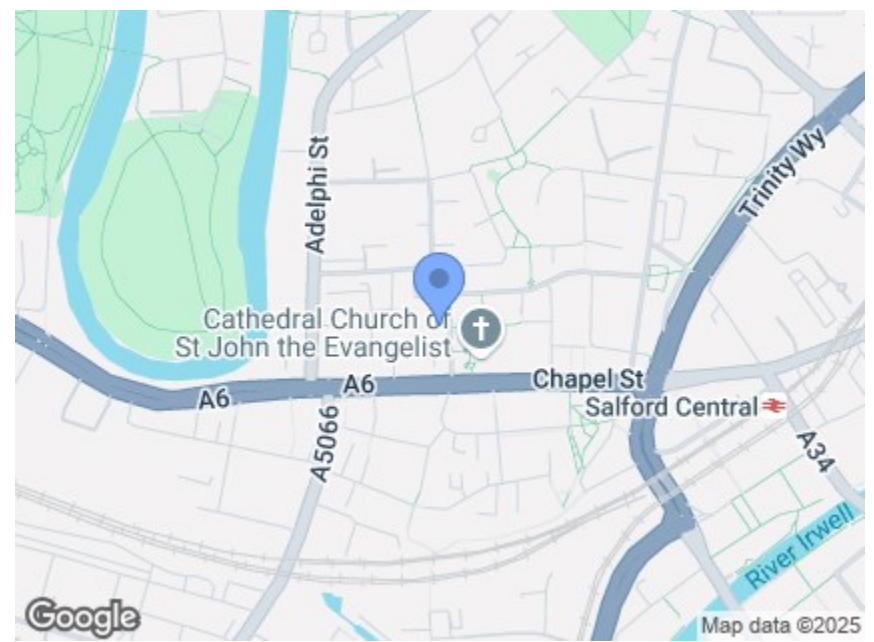


**5 St. Philips Square**  
 Salford, Greater Manchester, M3 6FB

**Offers over £395,000**



- Beautiful three-bedroom townhouse located in the sought-after Timekeepers Square development
- Super-modern, open-plan living area filled with natural light and integrated kitchen appliances
- First floor comprises two immaculate bedrooms, a stylish family bathroom, and a dedicated utility room
- Private rear driveway and communal square gardens to the front
- Contemporary design and tasteful finishing touches, offering a truly exceptional home
- Handy guest WC on the ground floor, ideal for convenience when hosting
- Luxurious master bedroom with en suite & access to a south-facing rooftop terrace
- Prime location near Salford Cathedral, with excellent schools, transport links, and easy access to Salford University, Salford Central Train Station, and Manchester City Centre



**Directions**  
 Postcode - M3 6FB What three words - ///factor.again.rots

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 5 St. Philips Square

## Salford, Greater Manchester, M3 6FB

Welcome to 5 St Philips Square, a beautifully presented three-bedroom townhouse in the sought-after Timekeepers Square development next to the Grade II\* listed St. Philip's Church and its Georgian square. This contemporary family home offers a rare opportunity to own an exceptional property in a stunning part of Salford.

Inside, the open-plan living area is flooded with natural light, featuring a sleek kitchen with integrated appliances. Lounge and dining areas flow seamlessly, perfect for relaxing or entertaining, with a convenient guest WC on this level.

On the first floor, two bedrooms share a stylish family bathroom, with a dedicated utility room nearby. The second floor houses a luxurious master suite with fitted wardrobes, en suite bathroom, and access to a south-facing rooftop terrace overlooking St. Philip's Church and the city skyline.

A private roof terrace extends outdoor space, while a driveway and communal bike store add practicality. The front features a pretty communal square, complemented by public gardens. Directly opposite Salford Cathedral and a short walk from Salford University, Salford Central Train Station, and Manchester City Centre, this townhouse enjoys excellent schools, transport links, local amenities and close proximity to Spinningfields, Peel Park and up and coming Chapel Street with independent bars and restaurants

### Living Room/ Dining Room

13 x 9'5, 9'10 x 8'4 (3.96m x 2.87m, 3.00m x 2.54m)

Composite double glazed window to rear elevation with full height openable window overlooking communal garden to the front, open plan living to kitchen/dining area, engineered hardwood timber, radiator, inset spot.



Alternative View



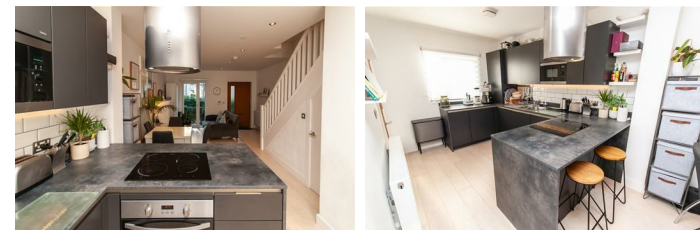
### Open Plan Kitchen

8'8 x 11'5 (2.64m x 3.48m)

Full height openable window overlooking communal garden to the front, Composite double glazed window to rear, Fitted with SeiMatic high spec kitchen units with Blanco sink and mixer tap, Zanussi and Electrolux fitted appliances with complimentary worktops, five ring gas hob with extractor above, splash back tiles, integrated fridge and freezer, dishwasher, integrated oven and grill, engineered hardwood timber, inset spots, radiators and cupboard housing combi boiler.



Alternative View



### WC

3'10 x 4'8 (1.17m x 1.42m)

### First Floor Landing

3'2 x 11 (0.97m x 3.35m)

Leading off to Bedrooms two, three and family bathroom, utility room and stairs to second floor.

### Bedroom Two

12'10x 8'6 (3.91m x 2.59m)

Composite double glazed window to rear elevation, fitted wardrobes, in built home office/desk area, central ceiling light, radiator.



### Bedroom Three

12'10x 8'11 (3.91m x 2.72m)

Two Composite double glazed windows to front elevation, central ceiling light, radiator.

### Family Bathroom

5'6 x 7'1 (1.68m x 2.16m)

Fully tiled and fitted with a Porcelanosa three piece suite, comprising of low level WC, hand wash basin with vanity unit, a panel enclosed bath with an overhead thermostatic shower, inset spots and a chrome heated towel rail.

### Utility

5'6 x 3 (1.68m x 0.91m)

Plumbed and fitted for washer/dryer

### Second Floor Landing

3'0x 11'1 (0.91m x 3.38m)

Access to Master Bedroom and roof terrace

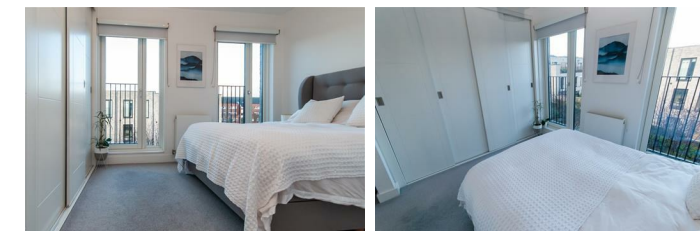
### Master Bedroom

10'10 x 8'5 (3.30m x 2.57m)

Two Composite double glazed windows to front elevation with Juliette balcony, fitted wardrobes, central ceiling light, radiator, access through to en-suite.



Alternative View



### En-suite

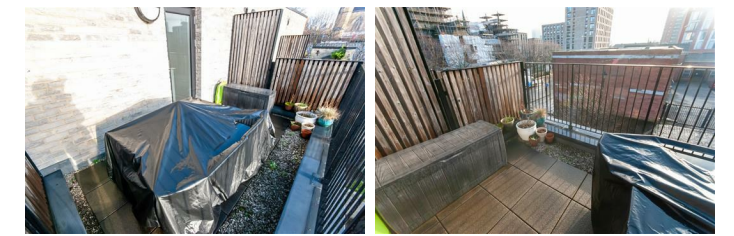
5'3 x 7'4 (1.60m x 2.24m)

Fully tiled and fitted with a Porcelanosa three piece suite, comprising of low level WC, hand wash basin, walk in shower, inset spots and chrome heated towel rail.



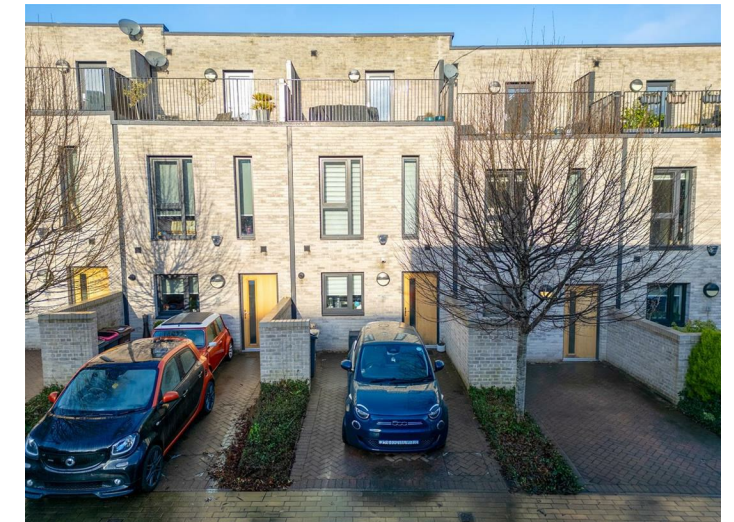
### Terrace

Patio area with viewing across the city centre



### Rear Parking

Off road parking for one vehicle



Tenure - Leasehold  
Council tax - Salford band C  
Ground rent figure: £300pa  
Service charge: £605pa