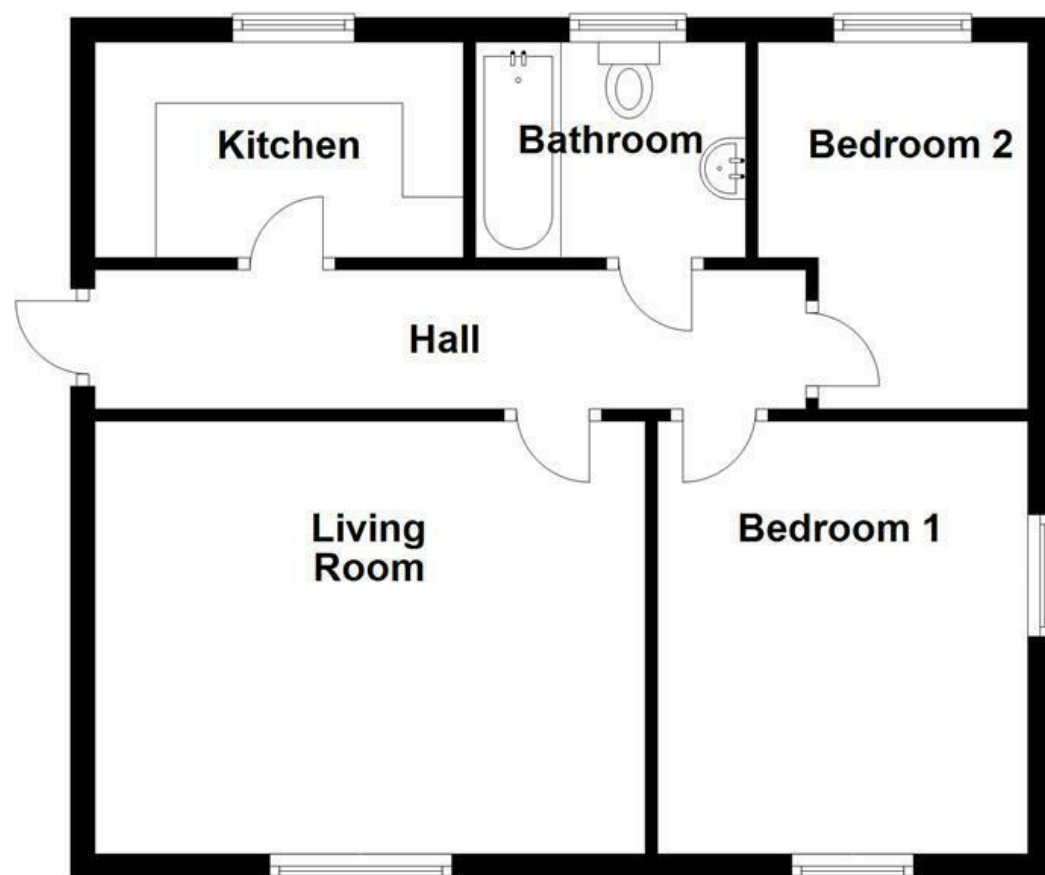


## Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Harvard Grove, Salford, M6 8GT

### Offers Over £120,000

A BRIGHT TWO BEDROOM APARTMENT SOLD WITH SITTING TENANT

Keenans are proud to bring to the market this second floor apartment in Salford. This two bedroom property is being welcomed to the market on a sought-after area in Salford in walking distance to well regarded schools and near local amenities. The property boasts a bright living room a fitted kitchen, two good sized bedrooms, a three-piece bathroom suite with communal off road parking to the front of the property. With walking distance to Salford Royal and close to Buile Hill park. Situated close to countryside walks yet still being easily accessible for major commuter routes to Manchester and neighbouring towns. Close commuting distance to Salford University and the city centre.

The property comprises briefly, to the second floor; entrance to a welcoming hallway which has doors providing access to the living room, fitted kitchen, two double bedrooms, a three-piece bathroom suite and a storage cupboard. The kitchen is fitted with wall and base units. Externally, there is communal parking.

View early to avoid disappointment! Contact our Swinton team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

# Harvard Grove, Salford, M6 8GT

## Offers Over £120,000



- Tenure Leasehold
- Communal Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band B
- Two Bedroom Apartment
- Easy Access To Major Network Routes
- EPC Rating C
- Three Piece Bathroom Suite
- Great Investment Opportunity

### Ground Floor

#### Entrance

Via a wood front door to hall.

#### Hall

15'6 x 3'8 (4.72m x 1.12m)

Electric heater, intercom, doors to living room, kitchen, two bedrooms, bathroom and storage cupboard.

#### Kitchen

9'8 x 6'1 (2.95m x 1.85m)

UPVC double glazed window, wood wall and base units, laminate work tops, composite sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, plumbed for washing machine, dryer, partial tiled elevation, tiled floor and space for fridge freezer.

#### Living Room

14'10 x 11'8 (4.52m x 3.56m)

Wood double glazed window, electric heater, smoke alarm, electric fire and television point.

#### Bedroom One

11' x 10' (3.35m x 3.05m)

Two wood double glazed windows and electric heater.

#### Bedroom Two

9'10 x 7'3 (3.00m x 2.21m)

Wood double glazed window and electric heater.

#### Bathroom

6'6 x 5'10 (1.98m x 1.78m)

Wood double glazed window, central heating towel rail, three piece suite, dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevation, tiled floor and spotlights.

#### External

#### Front

Communal parking.

