



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	80	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(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.

## Acresfield Road, Salford, M6 7GE

### Offers Over £290,000

A SUPERB FAMILY HOME IN SALFORD

Located in a popular area of Salford sits this immaculate three bedroom family home. This beautiful home is filled with bright and spacious interiors and is located close to major commuter routes, in walking distance to local parks as well as being close to links to the centre of Manchester where there are ample shops and eateries. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance through to the vestibule which has a door leading to the hallway. The hallway has stairs leading to the first floor and doors providing access to two reception rooms, to the kitchen and to the cellar. The kitchen is fitted with wall and base units and has a door leading to the rear garden. To the first floor there is a landing with doors providing access to three bedrooms and a three-piece bathroom suite. To the lower ground floor there are two cellar rooms. Externally, to the rear of the property there is a gated off road parking, a lawn area and paved patio with mature shrubbery. To the front of the property there is an enclosed lawn garden and mature shrubbery.

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 @keenansstateagents

# Acresfield Road, Salford, M6 7GE

## Offers Over £290,000

 3  1  2  E

- EPC Rating: E
- Off Road Parking
- Three Bedrooms
- Council Tax Band C
- Composite Fitted Kitchen
- Garage At Rear
- Freehold Property
- Nearby Schools
- Cellar

### Ground Floor

#### Vestibule

4'00 x 2'01 (1.22m x 0.64m)  
Tiled floor, wood door to hall.

#### Hall

22'00 x 5'05 (6.71m x 1.65m)  
Central heating radiator, stairs to the first floor, wood floor, doors to two reception rooms, kitchen and cellar.

#### Reception Room One

11'10 x 11'07 (3.61m x 3.53m)  
Wood single glazed bay window, central heating radiator, coving, television point. open coal fire, white wooden fire surround and black tiled hearth, integrated shelving and cupboards.

#### Reception Room Two

12'04 x 10'04 (3.76m x 3.15m)  
Wood single glazed bay window, central heating radiator, coving, gas fire, wood mantle, television point.

#### Kitchen

12'08 x 10'02 (3.86m x 3.10m)  
UPVC double glazed bay window, central heating radiator, cream wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, Bosch double oven, five ring gas hob, extractor hood, integrated, dishwasher and fridge/freezer, part tiled elevations, wood floor, hardwood door to rear garden.

### First Floor

#### Landing

15'11 x 5'03 (4.85m x 1.60m)  
Access to attic, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

16'02 x 11'11 (4.93m x 3.63m)  
Two UPVC double glazed windows, central heating radiator.

#### Bedroom Two

12'01 x 10'04 (3.68m x 3.15m)  
UPVC double glazed window, central heating radiator.

#### Bedroom Three

10'05 x 10'04 (3.18m x 3.15m)  
UPVC double glazed window, central heating radiator, fitted wardrobes.

#### Bathroom

7'09 x 7'00 (2.36m x 2.13m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer taps and rinse head, overhead electric feed shower, tiled elevations, laminate floor, storage cupboard.

### Lower Ground Floor

### Cellar Room One

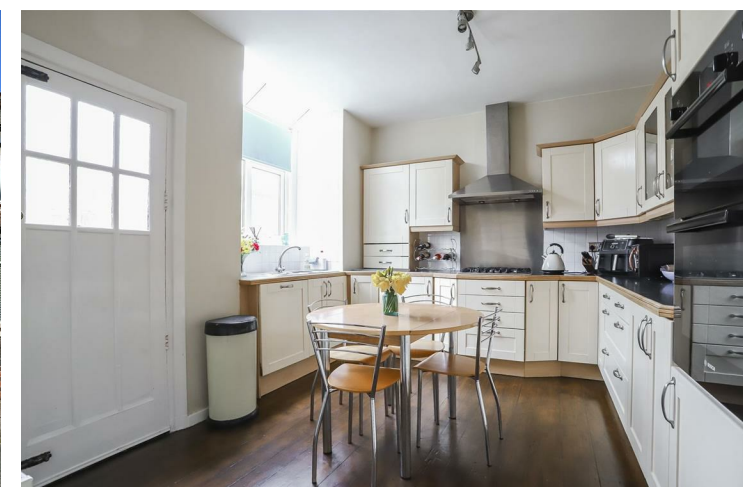
10'11 x 4'01 (3.33m x 1.24m)  
Door to storage, door to cellar room two.

### Cellar Room Two

11'10 x 10'06 (3.61m x 3.20m)  
Gas and electric meter, wood single glazed window.

### Externally

Enclosed rear garden, double gated off road parking, garage, lawn area, bedding area.



Tel: 01617939622

www.keenans-estateagents.co.uk