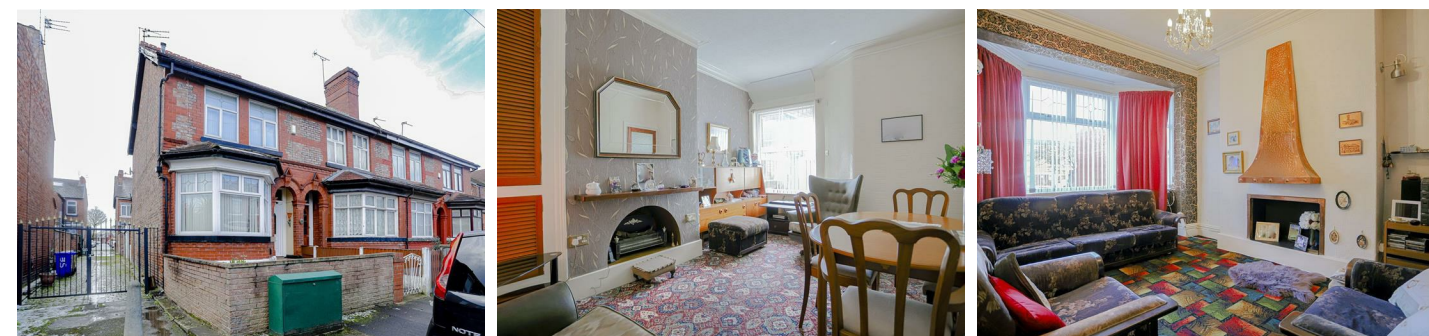




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

## Elleray Road, Salford, M6 7RA

### Offers Over £210,000

AN IMPRESSIVE INVESTMENT OPPORTUNITY

With an abundance of indoor space, three generously sized bedrooms and no chain delay, this enviable three bedroom end terraced property is being proudly welcomed to the market in the highly regarded location of Salford. Bursting with potential, this property is the perfect blank canvas for any investor truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and a staircase to the first floor. The second reception room leads on to a kitchen which guides you down to the cellar. The first floor comprises of doors on to three bedrooms and a contemporary three piece shower room. Externally there is an enclosed yard to the rear with outbuilding and garden to the front.

For further information or to arrange a viewing please contact our Swinton office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

# Elleray Road, Salford, M6 7RA

## Offers Over £210,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band B
- Three Bedroom End terraced property
- No Chain Delay
- EPC TBC
- Three Piece Shower Room
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

Via a UPVC double glazed door to hall.

#### Hall

13'7 x 3'7 (4.14m x 1.09m)

Central heating radiator, coving, corbel, hard wood single glazed frosted door to two reception rooms and stairs to first floor.

#### Reception Room One

16'4 x 10'10 (4.98m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose and television point.

#### Reception Room Two

15'10 x 11'7 (4.83m x 3.53m)

UPVC double glazed window, central heating radiator, coving, integrated alcove, storage and hard wood single glazed frosted door to kitchen.

#### Kitchen

16' x 9'3 (4.88m x 2.82m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring electric hob, integrated fridge freezer, microwave, under unit down lights, spotlights, tiled floor, UPVC double glazed frosted door to rear and door to stairs to cellar.

### Lower Ground Floor

#### Room One

14'2 x 3'6 (4.32m x 1.07m)

Power, lighting and open to room two.

#### Room Two

15'7 x 10'7 (4.75m x 3.23m)

Hard wood single glazed window, power, lighting and plumbed for washing machine.

### First Floor

#### Landing

19'4 x 5'4 (5.89m x 1.63m)

Loft hatch, smoke alarm, two feature wall lights, doors to three bedrooms and shower room.

#### Bedroom One

14'10 x 12'6 (4.52m x 3.81m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

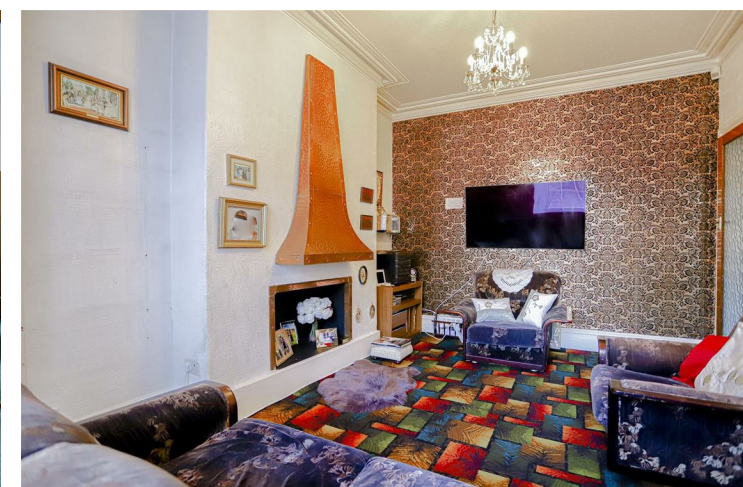
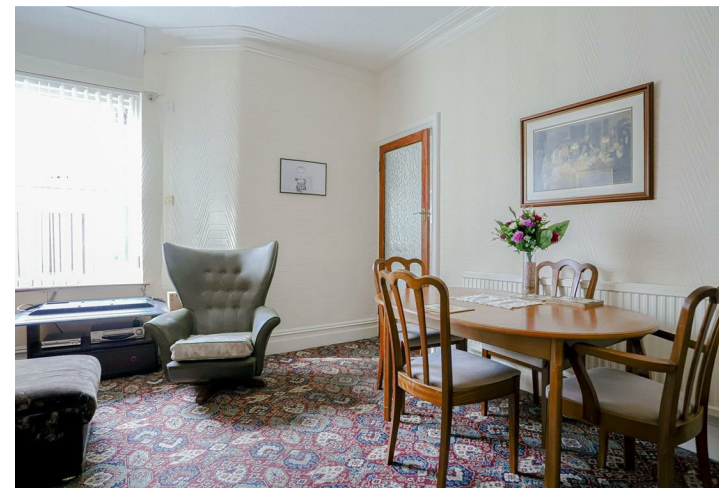
14'4 x 9'3 (4.37m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

9'5 x 8' (2.87m x 2.44m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, vanity top wash basin with mixer tap, dual flush WC, direct feed enclosed rain fall shower, tiled elevation, spotlights, PVC ceiling panelling, spotlights and tiled floor.



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