

Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



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			80
(69-80) C			
(55-68) D		58	
(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.

Weylands Grove, Salford, M6 7WU

Offers Over £325,000

A BEAUTIFUL THREE BEDROOM HOME TUCKED AWAY ON A QUIET ESTATE IN SALFORD

Keenans are proud to bring to the market this three-bedroom home in a sought after area of Salford. The property provides easy access to local amenities, close to well regarded schools as well as providing good access to commuter routes to Manchester, Bury and Rochdale. The property is tucked away on a quiet estate and is perfect for a small family looking to find their dream home.

The property comprises briefly, to the ground floor: entrance through to the hallway which has stairs leading to the first floor and doors providing access to the living room, dining room, kitchen and downstairs WC. The living room has french doors providing access to the rear garden. The kitchen is fitted with wooden wall and base units and has a door to the side of the property. To the first floor there is a landing with doors providing access to three bedrooms and a three piece bathroom suite. The main bedroom has a door leading to the en-suite. Externally, to the rear of the property, there is an enclosed garden with a lawn area, paved patio and mature shrubbery. To the front of the property there is a driveway for off road parking and a garage and there is no on-wards chain.

For further information, or to arrange a viewing, please contact our Swinton team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Weylands Grove, Salford, M6 7WU

Offers Over £325,000



- Tenure Freehold
- Council Tax Band E
- EPC TBC
- Driveway For Off Road Parking And Garage
- Three Bedroom Detached Property
- Three Piece Bathroom Suite And En Suite
- Fitted Kitchen
- Ideal Family Home
- Close Proximity To Amenities

Ground Floor

Entrance

Via a composite front door to hall.

Hall

14'11 x 5'11 (4.55m x 1.80m)

UPVC double glazed frosted window, central heating radiator, stairs to first floor, doors to living room, dining room, kitchen and WC.

Living Room

17'9 x 10'3 (5.41m x 3.12m)

Three UPVC double glazed windows, central heating radiators, electric fire with wooden mantle, coving, television point and UPVC double glazed French doors to rear garden.

Dining Room

9'3 x 8'10 (2.82m x 2.69m)

UPVC double glazed bay window, central heating radiator and coving.

Kitchen

9'4 x 9' (2.84m x 2.74m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate work top, stainless steel sink and drainer, oven, four ring gas hob, space for fridge freezer, plumbed for washing machine and dish washer, boiler, part tiled elevation, laminate floor and composite double glazed door to side of property.

WC

5'8 x 3'1 (1.73m x 0.94m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, wall mounted wash basin and part tiled elevation.

First Floor

landing

9'6 x 7'11 (2.90m x 2.41m)

UPVC double glazed window, access to attic, doors to three bedrooms and bathroom.

Bedroom One

14' x 12'1 (4.27m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes, dressing table and door to en suite.

En Suite

8'3 x 5'9 (2.51m x 1.75m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, pedestal wash basin with mixer tap, main feed shower and part tiled elevation.

Bedroom Two

11'10 x 9'6 (3.61m x 2.90m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Three

7'11 x 7'7 (2.41m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'3 (2.49m x 1.60m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, pedestal wash basin with mixer tap, bath with mixer tap, part tiled elevation and electric feed shower.

External

Rear

Enclosed garden, lawn and paved patio wrapped around to side of property.

Front

Driveway and detached garage.

