



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			85
(81-91) B			
(69-80) C		71	
(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.

## Orlanda Avenue, Salford, M6 8FX Offers In The Region Of £315,000

A SUPERB FAMILY HOME IN DESIRABLE AREA OF SALFORD!

Flowing internally with spacious interiors finished with contemporary decor, this three bedroom home is being welcomed to the property market. Ideally suited for a small/growing family looking for a property with an abundance of natural light and low maintenance gardens plus off-road parking. The property has been newly renovated with a newly added extension to give it that open plan feel. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, the living room and to the kitchen and dining room. The spacious living room has double doors leading to the open plan kitchen and dining room. The kitchen is fitted with modern wall and base units, integrated appliances, is open plan to the dining area and has bi-folding doors leading to the rear garden.

To the first floor is a landing with doors providing access to three bedrooms and a three piece bathroom suite.

Externally to the rear of the property, there is an enclosed paved garden with raised bedding areas. The front of the property offers raised bedding areas and a driveway providing off-road parking.

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



# Orlanda Avenue, Salford, M6 8FX Offers In The Region Of £315,000



- Leasehold Property
- Off Road Parking/Permit Parking on Street
- Recently Re-Wired
- Council Tax Band B
- Newly Renovated
- Fitted Kitchen
- EPC RATING C
- New Extension (2023)
- Nearby Schools

## Ground Floor

### Hall

13'00 x 6'06 (3.96m x 1.98m )

UPVC double glazed window, central heating radiator, smoke alarm, wood effect floor, stairs to the first floor, doors to WC, living room, kitchen, hive system.

### WC

3'04 x 2'06 (1.02m x 0.76m )

UPVC double glazed frosted window, central heating radiator, wood effect floor, stairs to the first floor, doors to WC, living room, kitchen, hive system.

### Living Room

13'09 x 15'04 (4.19m x 4.67m )

UPVC double glazed bay window, central heating radiator, television point, gas fire, wooden mantle, wood effect floor, double doors to kitchen, fitted window blinds.

### Kitchen / Dining Room

17'05 x 14'09 (5.31m x 4.50m )

Two velux windows, two central heating radiators, wood wall and base units, wood effect worktops, double oven, four ring induction hob, extractor hood, stainless steel sink with drainer and mixer tap, fridge/freezer, plumbing for washing machine, drier, breakfast bar with USB sockets, spotlights, vaulted ceilings, wood effect floor, UPVC double glazed bi-folding doors with fitted blinds leading to rear garden, door to hall, boiler cupboard, combi boiler.

## First Floor

### Landing

6'05 x 5'11 (1.96m x 1.80m )

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

### Bedroom One

10'11 x 9'08 (3.33m x 2.95m )

UPVC double glazed window, central heating radiator, fitted blinds.

### Bedroom Two

10'11 x 8'11 (3.33m x 2.72m )

UPVC double glazed window, central heating radiator, fitted blinds.

### Bedroom Three

6'06 x 6'06 (1.98m x 1.98m )

UPVC double glazed window, central heating radiator, fitted blinds.

### Bathroom

6'04 x 5'09 (1.93m x 1.75m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, bath with mixer tap, overhead main feed rainfall combi shower with rinse head, tiled elevations, extractor fan, tiled floor.

## Externally

## Rear

Enclosed paved garden, raised bedding areas, outside sockets, outdoor water tap, spotlights.

## Front

Enclosed garden, off road parking, raised bedding areas, spotlights.

