



Total area: approx. 1390.1 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		82	84
(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.

Moor Lane, Salford, M7 3GB

£365,000

SOLD WITH SITTING TENANT

Flowing internally with neutrally finished, spacious living accommodation, this four-bedroom, detached family home is being proudly welcomed to the market in Salford. With deceptively spacious internals, an enclosed rear lawn garden with off road parking to the front of the property. The property offers easy access to local amenities and schools as well as being close to major commuter routes to Manchester, Bury and Rawtenstall.

The property comprises briefly, to the ground floor: entrance through the porch leading to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious reception room and to the kitchen. The kitchen has doors leading to the utility room, under the stairs storage and to the side of the property. The utility room has a door providing access to the second reception room which has a door leading to a shower room and sliding doors to the rear garden. To the first floor there is a landing with stairs leading to the second floor and doors leading to four bedrooms and a modern three-piece bathroom suite. To the second floor there is a bright attic room. Externally to the rear of the property there is an enclosed lawn garden with a decked seating area, mature shrubbery and bedding areas. To the front of the property there is an enclosed garden with two driveways for off road parking and bedding areas.

For further information, or to arrange a viewing, please contact our Swinton team at your earliest convenience.

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£365,000



- Nearby Nature Walks
- Rear Garden
- Spacious Fitted Kitchen
- Spacious Reception Rooms
- Off Road Parking
- Converted Attic Room

Ground Floor

Porch

2'10 x 6'10 (0.86m x 2.08m)

Four single glazed windows, wood door to hall.

Hall

13'10 x 6'10 (4.22m x 2.08m)

UPVC double glazed window, central heating radiator, wood effect floor, stairs to first floor, door to kitchen, open to reception room one.

Reception Room One

23'02 x 11'10 (7.06m x 3.61m)

UPVC double glazed window, UPVC double glazed bay window, two central heating radiators, television point.

Kitchen

17'10 x 12'03 (5.44m x 3.73m)

Two UPVC double glazed bay windows, central heating radiator, white wall and base units, wood worktops, stainless steel one and a half sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, half fridge/freezer, wood effect floor, breakfast bar, door to the utility room, under-stairs storage, composite double glazed door to the side of the property, spotlights, part tiled elevations.

Utility Room

10'05 x 8'00 (3.18m x 2.44m)

UPVC double glazed window, central heating radiator, white base units, wood wardrobes, stainless steel sink with drainer and mixer taps, plumbing for washing machine, tiled floor, smoke alarm, spotlights, door to reception room two and boiler.

Reception Room Two

21'05 x 9'01 (6.53m x 2.77m)

Two central heating radiators, wood effect floor, spotlights, UPVC double glazed sliding doors to rear garden, door to shower room, television point.

Shower Room

9'01 x 5'00 (2.77m x 1.52m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, main feed corner shower, tiled elevations, tiled floor, spotlight, extractor fan,

First Floor

Landing

18'03 x 6'09 (5.56m x 2.06m)

UPVC double glazed window, smoke alarm, doors to four bedrooms, bathroom and stairs leading to the attic room.

Bedroom One

13'06 x 11'04 (4.11m x 3.45m)

UPVC double glazed window, central heating radiator, wood effect floor.

Bedroom Two

11'01 x 10'05 (3.38m x 3.18m)

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

Bedroom Three

10'08 x 7'00 (3.25m x 2.13m)

UPVC double glazed window, central heating radiator, wood effect floor.

Bedroom Four

7'05 x 6'05 (2.26m x 1.96m)

UPVC double glazed window, central heating radiator.

Bathroom

7'05 x 7'03 (2.26m x 2.21m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, tiled bath with traditional taps and overhead main feed electric shower, tiled elevations, tiled floor, spotlights, extractor fan.

Second Floor

Attic Room

14'08 x 8'11 (4.47m x 2.72m)

Central heating radiator, velux window, wood effect floor, access to eaves.



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