



Overlinks Drive, Salford, M6 7PF

Offers Over £210,000

AN ENVIABLE FAMILY HOME

Offering spacious living accommodation and bursting with potential, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Salford. With off road parking, fantastic garden space and a complete blank canvas, this property is the perfect home for any growing family to put their own stamp on! 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 a spacious reception room, fitted kitchen and staircase to the first floor. The kitchen leads on to a fantastic side porch/storage space. The first floor comprises of doors on to three generously sized bedrooms and a three-piece wet room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding areas and access to a fantastic cellar storage space. To the front there is a paved garden with off road parking.

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

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.

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Ground Floor

Agents Notes

Council Tax Band B.

Entrance Hall

Hardwood front entrance door opens into the entrance hall with a UPVC double glazed window, central heating radiator, smoke alarm, stairs leading to the first floor and doors to the lounge and kitchen.

Lounge

17'7" x 10'9" (5.36m x 3.28m)

UPVC double glazed windows to the front and rear elevations, central heating radiator, wall mounted gas fire and a television point.

Kitchen

10'7" x 8'0" (3.23m x 2.44m)

UPVC double glazed window and fitted with a range of wood wall, base and drawer units with complementary marble effect laminate work surfaces, inset stainless steel sink, drainer and mixer tap, space and gas supply for cooker, plumbing for washing machine, central heating radiator, space for fridge / freezer and a door to the storage lean-to.

Storage Lean to

Wooden front entrance door, power and lighting and a rear entrance door.

First Floor

Landing

Stairs leading from the ground floor, UPVC double glazed frosted window, smoke alarm, loft access and doors to the bedrooms and wet room.

Bedroom One

10'10" x 9'5" (3.30m x 2.87m)

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

Bedroom Two

UPVC double glazed window and a central heating radiator.

Bedroom Three

UPVC double glazed window.

Wet Room

Three piece suite comprising low suite WC, pedestal wash basin, electric shower, tiled elevations with feature border, built-in over the stairs storage cupboard, central heating radiator and two UPVC double glazed frosted windows.

External

Front

Accessible ramp and additional steps leading to the front entrance door with safety railings, laid to lawn area with planted borders and established trees, shrubs and plants with low brick wall surround and a paved area for off road parking offering access to the storage lean-to.

Rear

Laid to lawn rear garden with wooden shed and concrete path enclosed by wooden fencing.



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