



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			82
(81-91) B			
(69-80) C		70	
(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.

Keaton Close, Salford, M6 8EB

£375,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout and offering an abundance of indoor and outdoor space, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Salford on a quiet cul de sac within a popular estate. With modern fixtures and fittings, two bathrooms and enviable gardens, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, Salford Hospital, local schools and amenities, as well as being a stones throw away from Buile Hill park and network links to Manchester, Swinton and major motorway links. The property has been a credit to the current owner who has created a spacious and welcoming home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The kitchen leads on to a dining room whilst the reception room guides you through to a conservatory. The first floor comprises of doors on to four generously sized bedrooms and wet room. The main bedroom benefits from an en suites shower room. Externally there is a generously sized laid to lawn garden with paving and bedding areas to the rear. To the front there is a laid to lawn garden with patio areas, off road parking and access on to the garage.

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

Keaton Close, Salford, M6 8EB

£375,000



- Tenure Freehold
- Off Road Parking With Driveway And Access To Garage
- One Wet Room One En Suite And Modern Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band E
- Spacious Four Bedroom Detached Property With Viewing Essential
- Envious Laid To Lawn Garden With Paving And Bedding Areas To The Rear
- EPC Rating C
- Ideal Family Home Ready To Move Into
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed French doors to porch.

Porch

8'1 x 2' (2.46m x 0.61m)

Feature wall light, tiled flooring and composite double glazed frosted door to hall.

Hall

14'2 x 4'2 (4.32m x 1.27m)

Central heating radiator, coving, smoke alarm, dado rail, wood effect laminate flooring, doors to reception room, kitchen, WC and stairs to first floor.

WC

6'9 x 3' (2.06m x 0.91m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

Kitchen

13'1 x 9'1 (3.99m x 2.77m)

UPVC double glazed window, central heating radiator, range of white gloss wall and base units, granite effect surface, tiled splash back, ceramic sink and drainer with high spout mixer tap, integrated electric Beko oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dish washer, extractor fan, wood effect laminate flooring, hard wood single glazed double doors to dining room and UPVC double glazed frosted door to rear.

Dining Room

12'5 x 9'1 (3.78m x 2.77m)

UPVC double glazed box window, central heating radiator, coving and wood effect laminate flooring.

Reception Room

15'2 x 13'1 (4.62m x 3.99m)

UPVC double glazed window, central heating radiator, coving, electric mounted fire with granite effect hearth and surround, dado rail, television point and UPVC double glazed French doors to conservatory.

Conservatory

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window, polycarbonate roof, ceiling fan, wood effect lino flooring and UPVC double glazed patio doors to rear.

First Floor

Landing

15'5 x 6'2 (4.70m x 1.88m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, dado rail, integrated linen cupboard, doors to four bedrooms and wet room.

Bedroom One

12'9 x 12' (3.89m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point, wood effect laminate flooring and door to en suite.

En Suite

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, tiled elevation, extractor fan and tiled flooring.

Bedroom Two

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'3 x 9'3 (3.12m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'5 x 6'9 (2.57m x 2.06m)

UPVC double glazed window and central heating radiator.

Wet Room

6'9 x 6'5 (2.06m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, wall mounted wash basin, low bowl WC, electric feed walk in shower, tiled elevation, extractor fan and lino flooring.

External

Front

Laid to lawn garden with bedding areas, off road parking and access to garage.

Rear

Laid to lawn garden with paving and bedding areas.

