

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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.

Gloucester Road, Salford, M6 8PP

£260,000

AN EXCEPTIONAL FAMILY HOME

Presented and updated to the highest standard throughout with modern fixtures and fittings and a stylish finish, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Salford. Having undergone a full transformation with no detail being missed, this property is the perfect family home to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links. The property has been beautifully maintained throughout and is the perfect home truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room leads on to a second reception room. The second reception room guides you through to a stunning fitted country style kitchen and houses a staircase to the first floor. The kitchen boasts beautiful wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three-piece Victorian style family bathroom. Externally there is an enclosed yard to the rear with paved areas and courtyard to the front.

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

Gloucester Road, Salford, M6 8PP

£260,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: B

Ground Floor

Paved yard.

Reception Room One

15'9 x 14'9 (4.80m x 4.50m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, open coal fire with traditional hearth and surround, TV point, wood effect laminate flooring and single glazed door to reception room two.

Reception Room Two

14'9 x 13'6 (4.50m x 4.11m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, open coal fire with traditional hearth and surround, smoke alarm, under stairs storage, wood effect laminate flooring and single glazed frosted door to kitchen.

Kitchen

18'10 x 9'1 (5.74m x 2.77m)

Two UPVC double glazed windows, central heating radiator, green panel wall and base units with wood worktops, tiled splash back, ceramic double Belfast sink, integrated Electriq electric oven, four ring induction hob, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, Main Eco boiler, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

18'2 x 4'11 (5.54m x 1.50m)

Smoke alarm, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

14'9 x 11'10 (4.50m x 3.61m)

Two UPVC double glazed windows, central heating radiator, loft access, storage cupboard, original fireplace and wood effect laminate flooring.

Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

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

Bedroom Three

9'1 x 7'2 (2.77m x 2.18m)

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

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

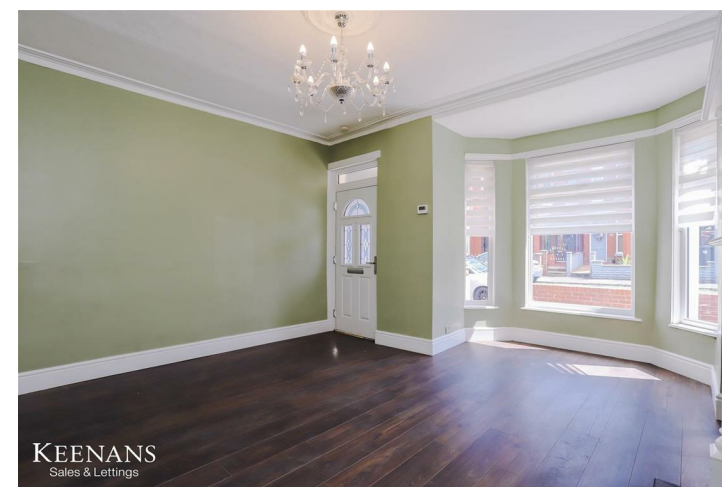
UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, freestanding rolltop clawfoot bath, tiled elevation and tiled floor.

External

Front

Paved courtyard.

Rear



Tel: 01617939622

www.keenans-estateagents.co.uk