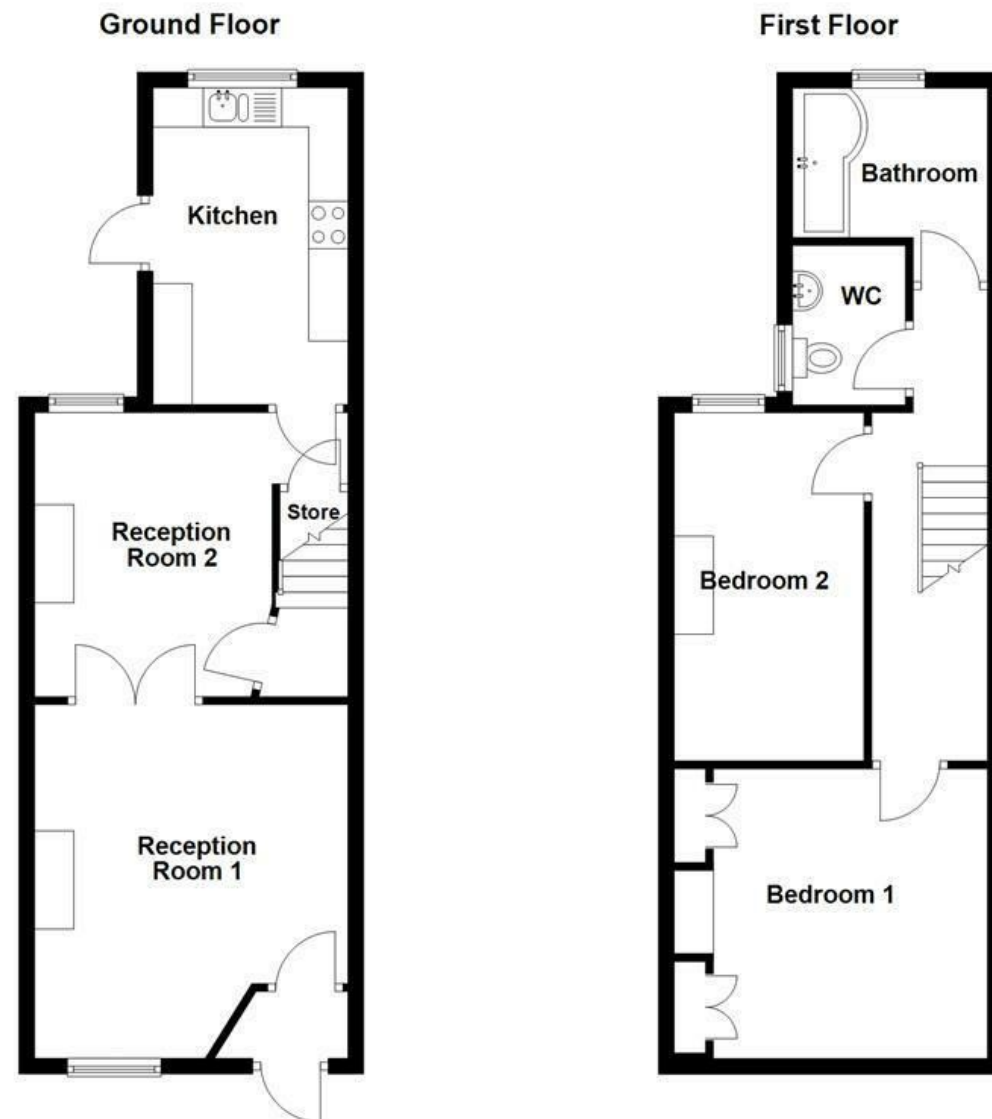




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	62	88
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Hayfield Road, Salford, M6 8QA

Offers Over £210,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on the desirable Hayfield Road in Salford, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it offers comfortable living for individuals or small families.

The home features a well-appointed bathroom, ensuring convenience for daily routines. Its low-maintenance exteriors mean you can spend less time on upkeep and more time enjoying your new abode. The property is in great condition, allowing for a seamless move-in experience, as it could be occupied straight away without the need for extensive renovations.

Situated in a popular location, residents will benefit from easy access to a variety of nearby amenities, including shops, parks, and schools. Additionally, the property is well-connected to commuter routes, making it an ideal choice for those who travel for work or leisure.

This delightful terraced home is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to view this lovely home on Hayfield Road, where comfort and convenience await.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Hayfield Road, Salford, M6 8QA

Offers Over £210,000

 **2**  **1**  **2**  **D**

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Spacious Interiors
 - Tenure Leasehold
- Bathroom and Separate WC
 - Low Maintenance Rear Yard
 - Council Tax Band B

Ground Floor

Gated paved forecourt.

Entrance Porch

5'9 x 2'10 (1.75m x 0.86m)

UPVC double glazed front door and window, terracotta tiled flooring and door to reception room one.

Reception Room One

14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed bay window, central heating radiator, cornice coving, living flame gas fire, television point, wood effect flooring and double doors to reception room two.

Reception Room Two

11'11 x 10'2 (3.63m x 3.10m)

UPVC double glazed window, central heating radiator, wood effect flooring, doors to kitchen, understairs storage and door to stairs to first floor.

Kitchen

13'3 x 8'2 (4.04m x 2.49m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, wall mounted boiler, plumbing for washing machine and dishwasher, integrated fridge freezer vinyl flooring and door to rear.

First Floor

Landing

Loft access, smoke detector, doors to two bedrooms, bathroom, WC and fitted storage.

Bedroom One

13'0 x 12'1 (3.96m x 3.68m)

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

Bedroom Two

11'11 x 7'11 (3.63m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 6'1 (2.51m x 1.85m)

UPVC double glazed window, central heating radiator, P-shaped panel bath with mixer tap and overhead electric feed shower, partially tiled elevations and tiled flooring.

WC

6'8 x 5'3 (2.03m x 1.60m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations and tiled flooring.

External

Rear

Enclosed paved yard with gated to shared access.

Front

Tel: 01617939622



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