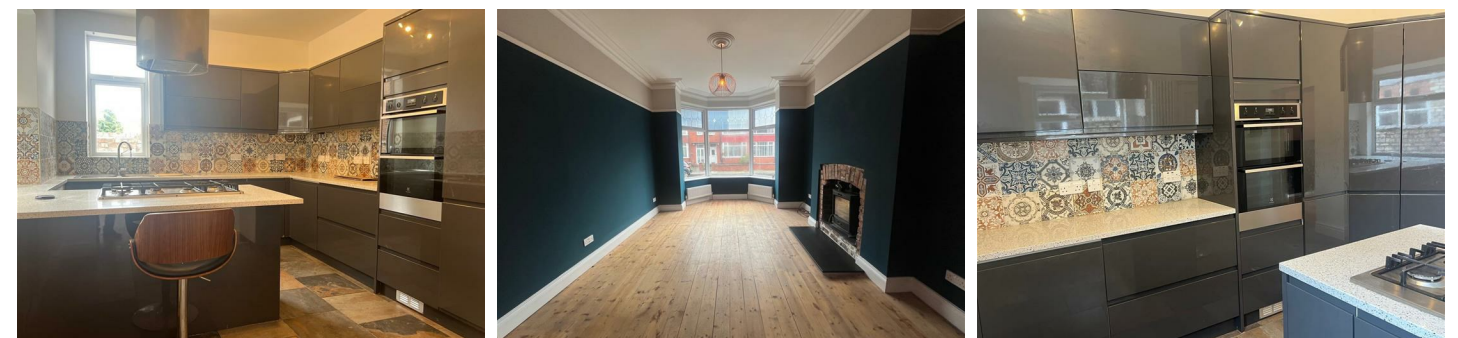




Total area: approx. 1351.1 sq. feet

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.



Penelope Road, Salford, M6 7GH


£1,500

AN ENVIABLE THREE BEDROOM FAMILY HOME

Keenans welcome to the rental market this three bed property, having been presented and maintained beautifully throughout with an abundance of indoor space, modern fixtures and fittings and fantastic open plan living space, this outstanding semi in the sought after location of Salford could be your next home. With neutral decoration, enviable kitchen space and added cellar, this impressive property is the perfect family home truly not to be missed! 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, staircase to the lower ground floor and staircase to the first floor. The reception room leads openly on to an additional reception room and contemporary fitted kitchen. The lower ground floor benefits from a fantastic cellar space and WC. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed yard space to the rear and garden to the front. The property will be unfurnished.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	82
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Penelope Road, Salford, M6 7GH

£1,500

 3  1  2  D

- An Impressive Semi Detached Property
 - Modern Kitchen And Shower Room
 - Council Tax Band C
 - On Street Parking
- Three Good Size Bedrooms
 - Perfect Family Home
 - Close To All Local Amenities And Commuter Networks
- Two Reception Areas
 - Cellar With WC
 - EPC Rating D

Ground Floor

Entrance

UPVC double glazed door to the entrance vestibule.

Entrance Vestibule

4'3 x 3 (1.30m x 0.91m)

Tiled flooring and a hardwood single glazed frosted door to the hallway.

Hallway

21'11 x 5'4 (6.68m x 1.63m)

Central heating radiator, coving, corbel, smoke alarm, tiled flooring, hardwood single glazed frosted door to reception room two and staircase to the first floor and lower ground floor.

Reception Room One

15'3 x 11'8 (4.65m x 3.56m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, picture rail, cast iron multi fuel burner, television point and hardwood flooring.

Reception Room Two

12'5 x 11'8 (3.78m x 3.56m)

UPVC double glazed window, central heating radiator, open coal fire, coving, picture rail, ceiling rose, hardwood flooring, open to reception room one and a hardwood single glazed frosted stable door to the kitchen.

Kitchen

14'4 x 11'10 (4.37m x 3.61m)

Two UPVC double glazed windows, upright central heating radiator, a range of grey glossed wall and base units, granite effect surface, tiled splash backs, stainless steel double sink and drainer, integrated electric Electrolux double oven and warming drawer with a six ring gas hob and extractor hood, space for American fridge freezer, integrated Beko dishwasher, under unit lighting, tiled flooring and a hardwood frosted single glazed door to the rear.

Lower Ground Floor

Landing

6'7 x 4'1 (2.01m x 1.24m)

power sockets, lighting, open to the cellar and door to a WC.

Cellar

15'3 x 11'8 (4.65m x 3.56m)

power sockets, lighting, boiler, gas and electric meters, plumbing for washing machine and dishwasher.

WC

5 x 4'1 (1.52m x 1.24m)

A two piece suite comprising of a dual flushed WC, pedestal wash basin with mixer tap and tiled flooring.

First Floor

Landing

16'3 x 5'3 (4.95m x 1.60m)

Loft access, doors to three bedrooms and shower room.

Bedroom One

16'4 x 12'3 (4.98m x 3.73m)

Two UPVC double glazed windows, central heating radiator, air conditioning unit, wood panel elevations with feature lighting, hardwood flooring.

Bedroom Two

12'6 x 10'5 (3.81m x 3.18m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'6 x 10'5 (3.51m x 3.18m)

UPVC double glazed window, central heating radiator.

Shower Room

7'1 x 6'10 (2.16m x 2.08m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a direct feed rainfall shower enclosure with rinse head, pedestal wash basin with mixer tap, dual flush WC, panelled elevations, spotlights, extractor fan, tiled effect lino flooring.

External

Front

Enclosed garden with concrete paving.

Rear

Enclosed yard with porcelain tiled paving and brick built outbuilding.

Agents Notes

Council Tax Band C. Property Unfurnished

