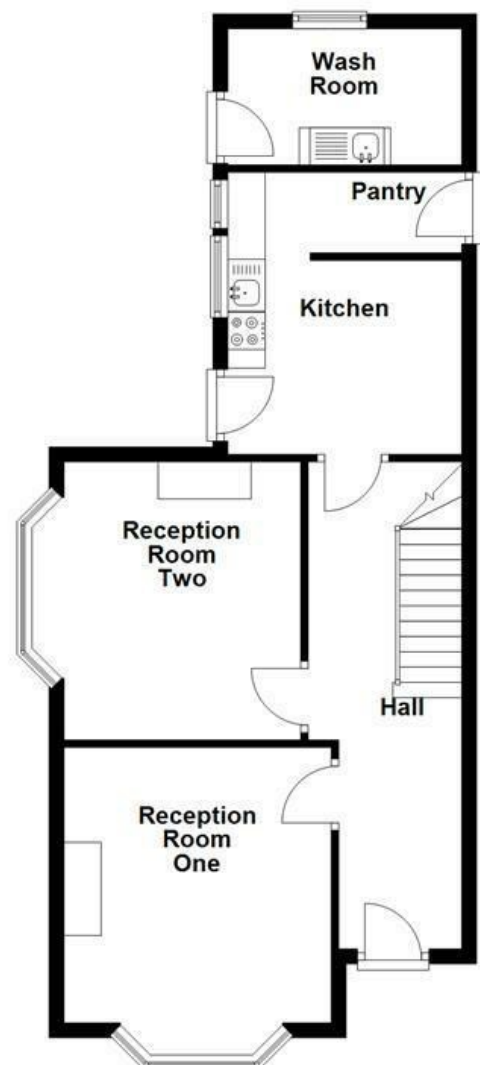


Ground Floor



First Floor



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.

Longton Road, Salford, M6 7QW

Offers Over £290,000

THREE BEDROOM FAMILY HOME WITH GREAT POTENTIAL

Situated in the desirable area of Longton Road, Salford, this semi detached house presents an excellent opportunity for those seeking a property with great potential. With three well proportioned bedrooms and two spacious reception rooms, this home is ideal for a growing family looking to create their dream living space.

The property requires modernisation throughout, allowing you to personalise it to your taste and style. Imagine transforming this house into a warm and inviting home that reflects your unique personality. The generous living areas provide ample space for family gatherings and entertaining guests, while the three bedrooms offer comfortable retreats for rest and relaxation.

Situated next to the picturesque Light Oaks Park, this location is perfect for families who enjoy outdoor activities and green spaces. Additionally, the property benefits from off road parking, ensuring convenience for you and your visitors.

With easy access to commuter routes and local amenities, you will find everything you need within reach, making daily life more convenient. This property is not just a house; it is a canvas waiting for your creative touch. Embrace the opportunity to make this semi detached home your own and enjoy the vibrant community of Salford.

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

Longton Road, Salford, M6 7QW

Offers Over £290,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Access To Garage
- Viewing Essential
- Bursting With Potential
- Ideal Investment Opportunity Or Family Home Ready To Be Renovated
- Abundance Of Indoor And Outdoor Space
- Easy access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood door to hall.

Hall

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

Central heating radiator, corbels, smoke alarm, stairs to first floor, doors to reception room one, reception room two and kitchen.

Reception Room One

14'10 x 11'9 (4.52m x 3.58m)

UPVC double glazed bay window, central heating radiator, radiant fire, television point and cornice coving.

Reception Room Two

13'1 x 12'3 (3.99m x 3.73m)

UPVC double glazed bay window, central heating radiator, gas fire, cornice coving and picture rail.

Kitchen

18'4 x 10'4 (5.59m x 3.15m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units, laminate work top, oven with a four ring gas hob, stainless steel sink and drainer, open access to pantry and door to side garden.

First Floor

Landing

Loft access, smoke alarm, fitted storage, doors to three bedrooms and bathroom.

Bedroom One

16'3 x 12'2 (4.95m x 3.71m)

Two UPVC double glazed windows, central heating radiator, cornice coving, picture rail and smoke alarm.

Bedroom Two

12'2 x 10'3 (3.71m x 3.12m)

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

Bedroom Three

12'2 x 10'4 (3.71m x 3.15m)

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

Bathroom

7'5 x 5'10 (2.26m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, part tiled elevation and wood flooring.

External

Side

Laid to lawn garden with bedding areas, gated access from the side elevation and from the drive, drive for single vehicle parking leading to a garage. From the side you can also access a washroom.

Garage

16' x 7'11 (4.88m x 2.41m)

Up and over door.

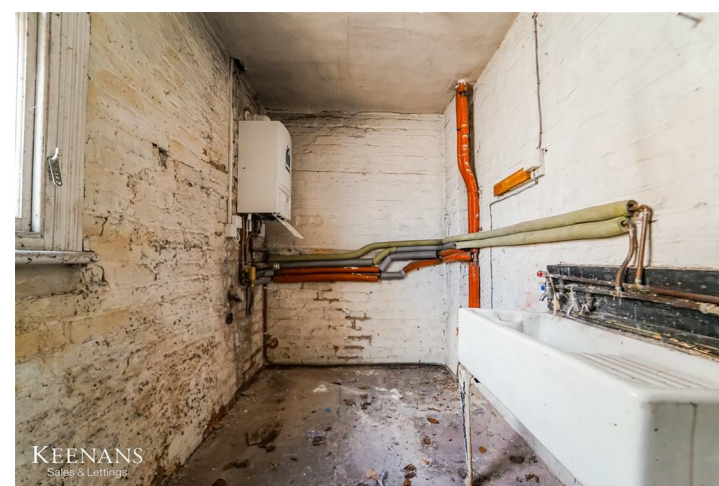
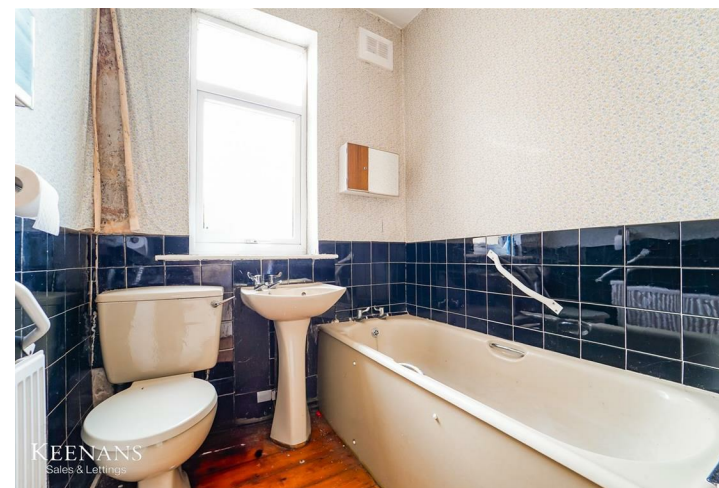
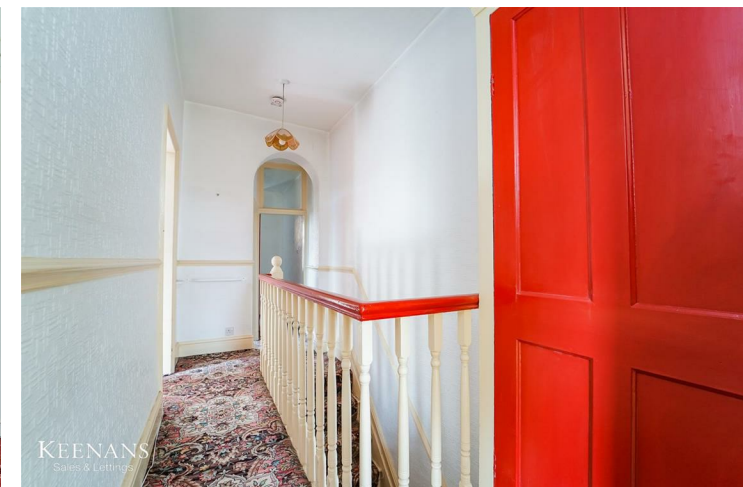
Washroom

10'7 x 6'1 (3.23m x 1.85m)

Hard wood single glazed sash window, wall mounted boiler and ceramic sink with draining board.

Front

Bedding areas.



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