



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	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

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Hayfield Road, Salford, M6 8QA

£270,000

THE PERFECT FAMILY HOME

Welcome to this charming semi-detached house located on Hayfield Road in the desirable area of Salford. This property is an ideal family home, offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, it provides ample space for a growing family. The inviting reception room is beautifully presented, creating a warm and welcoming atmosphere.

The heart of the home is the modern open-plan kitchen diner, which is perfect for family gatherings and entertaining guests. The contemporary bathroom adds to the appeal, ensuring that all your needs are met in style.

One of the standout features of this property is the good-sized rear garden, which is perfect for children to play in or for hosting summer barbecues. Additionally, off-road parking is available, providing ease and security for your vehicles.

Situated in a popular area, this home boasts easy access to major commuter routes and public transport links, making it convenient for those who travel for work or leisure. Nearby schools add to the family-friendly nature of the location, ensuring that educational needs are well catered for.

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 3  1  1  D

- Tenure Freehold
 - Off Road Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band
 - Ideal Family Home
 - Contemporary Bathroom
- EPC Rating D
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composited double glazed frosted door to hall.

Hall

8'11 x 6'11 (2.72m x 2.11m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, doors to reception room and kitchen.

Reception Room

13'4 x 10'7 (4.06m x 3.23m)

UPVC double glazed window, central heating radiator and television point.

Kitchen

17'6 x 11'10 (5.33m x 3.61m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, dryer, space for American fridge freezer, television point, wood effect flooring, UPVC double glazed French doors to rear and door to side hall.

Side Hall

4'9 x 2'7 (1.45m x 0.79m)

UPVC double glazed window, wood effect flooring and door to WC.

WC

6'9 x 2'7 (2.06m x 0.79m)

Central heating radiator, dual flush WC, wall mounted Vaillant Boiler and tiled floor.

First Floor

Landing

UPVC double glazed frosted window, doors to three bedrooms and bathroom.

Bathroom

8'6 x 6'10 (2.59m x 2.08m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding oval bath floor mounted with mixer tap and rinse head, walk in direct feed rainfall shower with rinse head, tiled elevation, spotlights, extractor fan and tiled effect flooring.

Bedroom One

13'4 x 8'11 (4.06m x 2.72m)

Two UPVC double glazed windfow and central heating radiator.

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window and central heating radiator.

External

Front

Laid to lawn garden, bedding areas and drive for off road parking for numerous vehicles.

Rear

Laid to lawn garden, decking and slate chips.



Tel: 01617939622

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