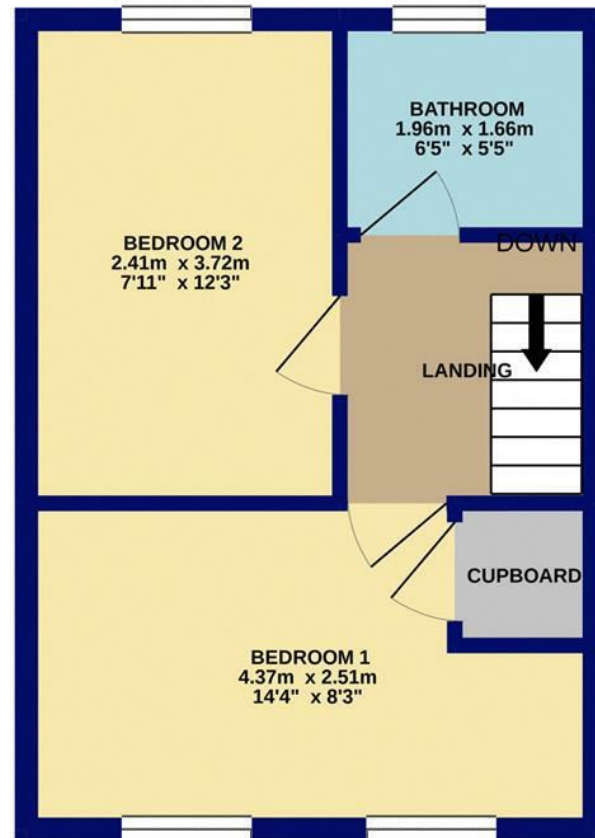
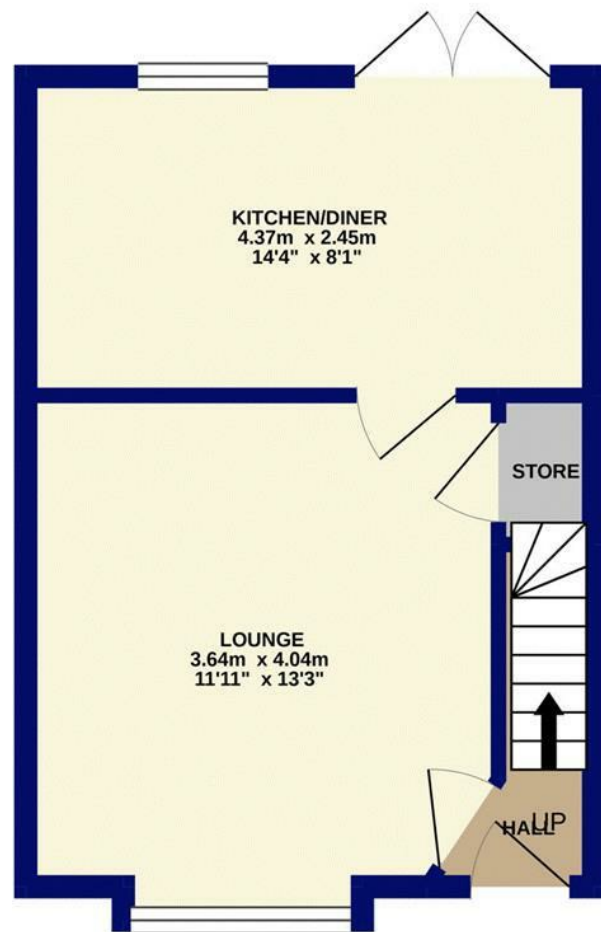


GROUND FLOOR
27.7 sq.m. (298 sq.ft.) approx.

1ST FLOOR
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 54.9 sq.m. (591 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating | | |
|---|---------------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | <div>58</div> | <div>88</div> |
| (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.



The Bails, Salford, M7 2ST

£1,195 PCM

A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED

Nestled in a charming cul-de-sac Keenans are delighted to welcome to the rental market The Bails, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, perfect for couples, small families or individuals looking for extra space.

Upon entering, you are welcomed into a well-proportioned reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests and a modern kitchen diner.

The property also features a well-maintained bathroom, ensuring convenience for all residents. Outside, you will find a lovely rear garden that is not overlooked, providing a private oasis for outdoor enjoyment.

Additionally, the house benefits from off-road parking, a valuable asset in today's busy world. The location in a quiet cul-de-sac enhances the appeal, offering a peaceful environment while still being conveniently close to local amenities and transport links.

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

The Bails, Salford, M7 2ST

£1,195 PCM

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

- Two Bedroom Semi Detached
 - Two Double Bedrooms
 - Low Maintenance Garden Overlooking Rugby Fields
 - EPC Rating D
- Quite Cul-De-Sac Location
 - Close Proximity To Local Amenities
 - Transport Links To Manchester
- Very Well Presented
 - Off Road Parking
 - Council Tax Band B

Ground Floor

Entrance Hall

5'3 x 4'9 (1.60m x 1.45m)
UPVC double glazed door, stairs to first floor, door to reception room and wood effect laminate flooring.

Reception Room

11'11 x 13'3 (3.63m x 4.04m)
UPVC double glazed window, central heating radiator, wood effect laminate flooring, under stairs storage and open to kitchen/dining room.

Kitchen/Dining Room

14'4 x 8'1 (4.37m x 2.46m)
UPVC double glazed window, French doors leading to rear garden, central heating radiator, a range of wall and base units, laminate work tops, electric oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer with mixer tap, combi boiler, wood effect laminate flooring.

First Floor

Landing

6'5 x 6'2 (1.96m x 1.88m)
Doors to two bedrooms and bathroom, loft access and wooden flooring.

Bedroom One

14'4 x 8'3 (4.37m x 2.51m)
Two UPVC double glazed windows, central heating radiator, over stairs storage and wooden flooring.

Bedroom Two

12'3 x 7'11 (3.73m x 2.41m)
UPVC double glazed window, central heating radiator, built in storage and wooden flooring.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, panelled bath with direct feed rainfall shower and mixer tap with rinse head, pedestal wash basin with mixer taps, tiled elevations, extractor fan and tiled flooring.

External

Front

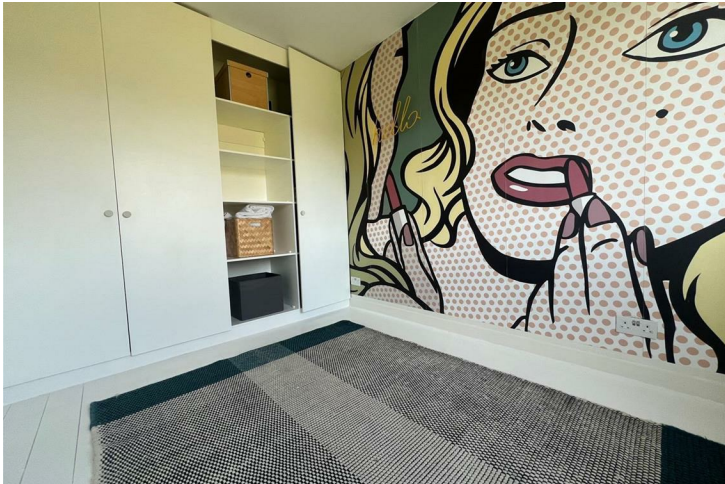
Double driveway, mature hedge borders and bike store.

Rear

Low maintenance garden overlooking the Rugby fields, patio areas, timber shed and gate to side.

Agents Notes

Council Tax Band B



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