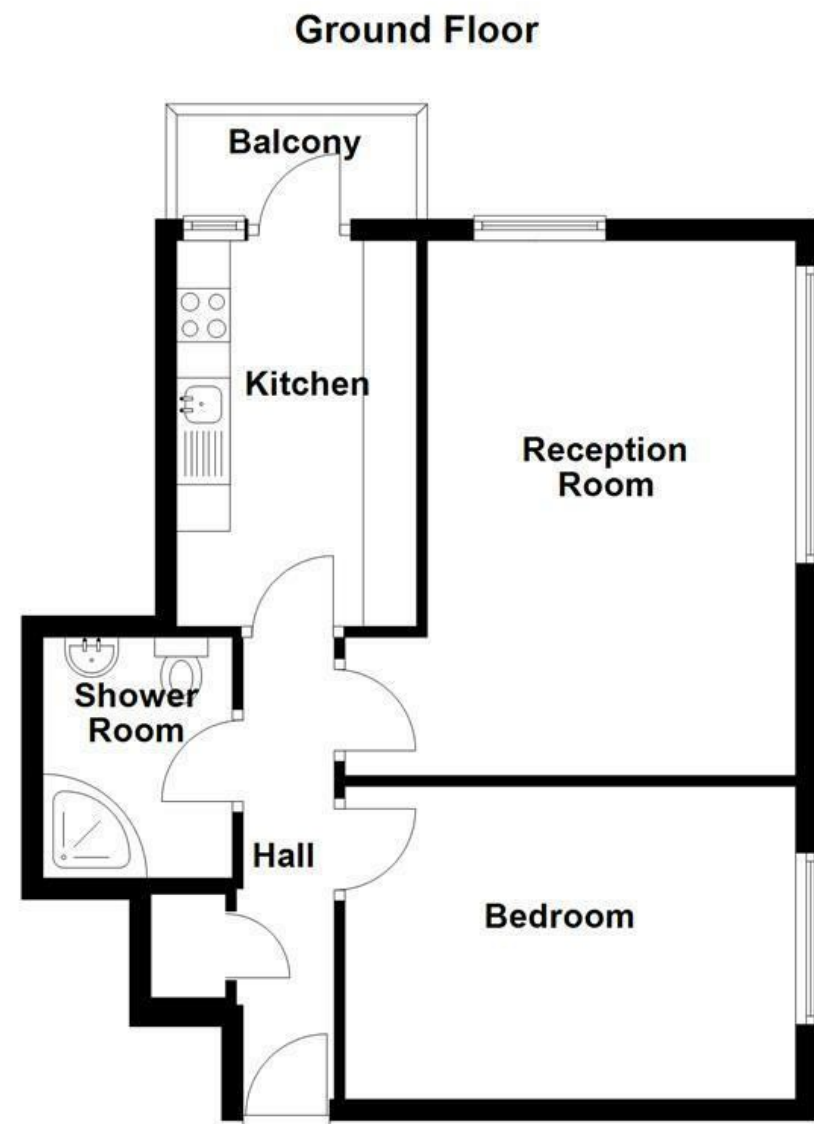




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Kersal Way, Salford, M7 3ST

Offers Over £70,000

ONE BEDROOM APARTMENT WITH ON SITE LEISURE FACILITIES - CASH BUYERS ONLY

Nestled in the desirable area of Kersal Way, Salford, this charming flat presents an excellent opportunity for couples seeking a comfortable and inviting home. The property boasts a generous bedroom, providing ample space for relaxation and personalisation. The spacious reception room is perfect for entertaining guests or enjoying quiet evenings in, while the well-appointed kitchen offers functionality.

One of the standout features of this home is the kitchen, which conveniently leads onto a delightful balcony. This outdoor space not only enhances the living experience but also provides a wonderful view of the surrounding area, making it an ideal spot for morning coffee or evening relaxation.

With its thoughtful layout and appealing features, this apartment is perfectly suited for a couple looking to embark on their journey together. The combination of comfort, space, and scenic views makes this property a must-see for anyone considering a move to this vibrant part of Salford. Don't miss the chance to make this lovely house your new home.

It also has the advantage of on-site leisure facilities, communal gardens and allocated parking.

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

Kersal Way, Salford, M7 3ST
Offers Over £70,000

 1  1  1  C

- Mid Floor Apartment
 - Fitted Kitchen
 - Allocated Parking
 - EPC Rating: C
- Spacious Reception Room
 - Three Piece Shower Room
 - Tenure: Leasehold
- One Bedroom
 - Communal Gardens And Leisure Facilities On Site
 - Council Tax Band: A

Ground Floor

Hall

14'3 x 2'10 (4.34m x 0.86m)
Hardwood entrance door, storage and doors to reception room, kitchen, bedroom and shower room.

Kitchen

12'11 x 6'6 (3.94m x 1.98m)
UPVC double glazed window, wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, space for fridge freezer, plumbing for washing machine and door to balcony.

Reception Room

16'5 x 11'4 (5.00m x 3.45m)
Two UPVC double glazed windows and electric radiator,

Bedroom One

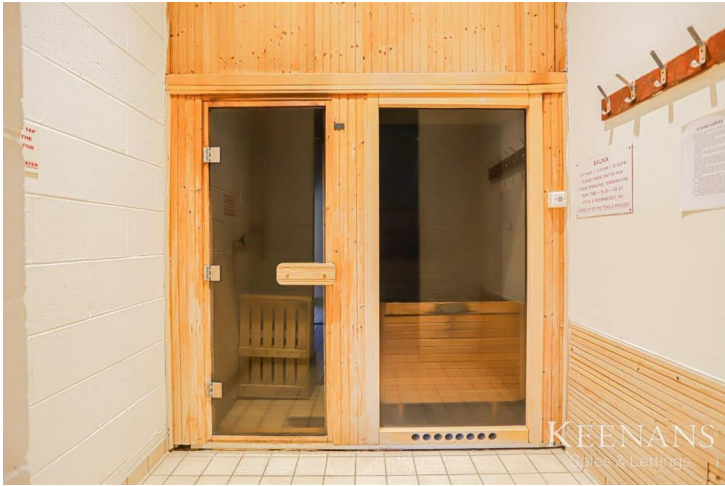
13'10 x 9'7 (4.22m x 2.92m)
UPVC double glazed window and electric radiator.

Shower Room

7'5 x 5'10 (2.26m x 1.78m)
Dual flush WC, pedestal wash basin and mixer tap, direct feed shower in corner enclosure, part tiled elevation and tile effect flooring.

External

Communal gardens, allocated parking and on site leisure facilities including gym and swimming pool.



Tel: 01617939622

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