



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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Rudyard Road, Salford, M6 7QN

Offers Over £375,000

AN IMPRESSIVE SEMI DETACHED FAMILY HOME

Nestled on the charming Rudyard Road in Salford, this outstanding semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. Recently updated and extended to the highest standard, the property boasts immaculate presentation throughout, making it a true blank canvas for you to personalise and make your own.

Inside, you will find an abundance of high-quality indoor space, featuring three generously sized bedrooms that provide ample room for relaxation and rest. Additionally, the converted loft space offers the potential for a fourth bedroom, having been constructed in accordance with council regulations, thus ensuring peace of mind for future renovations.

The heart of the home is undoubtedly the open-plan kitchen and living area, designed with contemporary living in mind. The neutral decoration, combined with modern fixtures and fittings, creates a welcoming atmosphere that is both stylish and functional. This space is perfect for entertaining guests or enjoying family time.

Outside, the property features a low-maintenance garden, ideal for those who prefer to spend their weekends enjoying leisure activities rather than gardening. The enviable garden room adds an extra touch of charm, providing a delightful space to unwind or entertain.

Rudyard Road, Salford, M6 7QN

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 3  1  2  D

- Exceptional Semi Detached Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Leasehold
- Three Piece Bathroom Suite
- Enclosed Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Porch

6'3 x 1'8 (1.91m x 0.51m)

UPVC double glazed French front doors, spotlights and hardwood single glazed frosted leaded stained glass door to hall.

Hall

14'2 x 6'2 (4.32m x 1.88m)

Central heating radiator, smoke detector, spotlights, meter cupboard, under stairs storage with integrated boiler, oak doors leading to reception room and kitchen/dining area.

Reception Room

15'0 x 12'7 (4.57m x 3.84m)

UPVC double glazed bay window, central heating radiator, spotlights, cast iron multifuel burner with stone surround and granite hearth, television point, wood effect laminate flooring and open to kitchen/dining area.

Kitchen/Dining Area

19'2 x 13'1 (5.84m x 3.99m)

Two central heating radiators, range of panelled wall and base units with granite work surfaces, tiled splashback, stainless steel inset sink with high spout mixer tap, integrated electric Neff oven, four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights, breakfast bar, wood effect laminate flooring, oak door to utility and aluminium double glazed sliding door to utility.

Utility

12'9 x 5'11 (3.89m x 1.80m)

UPVC double glazed window, Velux window, central heating radiator, plumbing for washing machine, space for dryer, tiled flooring, oak sliding door to WC and UPVC door to garden room.

WC

5'6 x 2'8 (1.68m x 0.81m)

Low basin WC, vanity top wash basin with mixer tap, spotlights and tiled flooring.

Garden Room

22'6 x 7'0 (6.86m x 2.13m)

Aluminium frame lift and slide double glazed door.

First Floor

Landing

9'7 x 8'7 (2.92m x 2.62m)

Smoke detector, spotlights, oak fire doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One

14'10 x 13'0 (4.52m x 3.96m)

UPVC double glazed bay window, central heating radiator, cast iron original open coal fireplace and fitted wardrobes.

Bedroom Two

13'3 x 10'2 (4.04m x 3.10m)

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

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'2 (2.49m x 1.88m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, L-shaped panel bath with mixer tap and direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, inset shelving, extractor fan, spotlights, two feature wall lights and tiled flooring.

Second Floor

Loft Room

22'0 x 19'7 (6.71m x 5.97m)

Three Velux windows, central heating radiator, smoke detector and spotlights.

External

Rear

Enclosed garden with paving, artificial lawn and raised stone chip bedding area.

Front

Paved garden with mature shrubbery.



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