



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Rudyard Road, Salford, M6 7QN

### £475,000

#### AN OUTSTANDING FUTURE PROOFED FAMILY HOME

Nestled on Rudyard Road in Salford, 'Gretta House' is an outstanding semi-detached family home, a true gem, meticulously presented and updated to the highest standard. Every detail has been thoughtfully considered, resulting in a property that boasts an exceptional quality finish and immaculate presentation throughout.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the underfloor heating that spans all three floors. This home is not only stylish but also environmentally conscious, being fully equipped for a heat source pump. The draught-sealed external doors and windows work in harmony with an innovative air make-up system, ensuring that every room is filled with fresh, humidity-free air. This feature is particularly noticeable in the bathrooms, providing a refreshing experience after a shower.

The property is further enhanced by solar roof panels that efficiently heat the hot water system, complemented by a hot water recirculation system. This means you can enjoy instant hot water from all taps, eliminating the wait when you need a warm shower or a hot drink.

Designed with family living in mind, this home features neutral decorations and bespoke finishes that create a welcoming environment. The impressive integral garage and loft room provide ample space for storage or additional living areas, while off-road parking adds to the convenience of this remarkable property.



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 3  2  2  D

- Impressive Semi Detached Property
  - Underfloor Heating Throughout The Property
  - Gated Off Road Parking and Garage
  - EPC Rating D
- Three Spacious Bedrooms
  - Future Proof And Economical
  - Tenure Freehold
- Two Bathrooms
  - Wraparound Gardens
  - Council Tax Band D

### Ground Floor

#### Entrance Porch

7'1 x 4'2 (2.16m x 1.27m )

Solid oak single glazed draught sealed front door, two UPVC double glazed draught sealed sash windows, coving, spotlights, tiled elevations, Italian tiled flooring with underfloor heating and solid oak single glazed draught sealed door to hall.

#### Hall

12'10 x 5'2 (3.91m x 1.57m )

UPVC double glazed draught sealed sash window, coving, smoke detector, two feature wall lights, Italian marble tiled flooring with underfloor heating, oak single glazed draught sealed doors to reception room one, WC, store, solid oak single glazed draught sealed double doors to reception room two and stairs to first floor.

#### Reception Room One

15'3 x 14'6 (4.65m x 4.42m)

UPVC double glazed draught sealed sash bay window, coving, spotlights, open coal gas fire with limestone hearth and surround, television point, four feature wall lights and Italian marble tiled flooring with underfloor heating.

#### WC

6'10 x 5'4 (2.08m x 1.63m )

Dual flush WC, vanity top wash basin with mixer tap, integrated storage, tiled elevations, air vent, two feature wall lights and Italian marble tiled flooring with underfloor heating.

#### Reception Room Two

18'8 x 12'2 (5.69m x 3.71m )

Coving, spotlights, air vent, cast iron wood Esse burner with stone hearth and exposed brick surround, marble Italian tiled flooring with underfloor heating, solid oak double glazed draught sealed bi-folding doors to side elevation and solid oak single glazed draught sealed door to kitchen/dining area.

#### Kitchen/Dining Area

15'10 x 15'2 (4.83m x 4.62m )

UPVC double glazed draught sealed sash window, range of solid oak panelled wall and base units with granite work surfaces, tiled splashback, inset double stainless steel sink with mixer tap and boiling water tap, integrated high rise Gorenje double oven, Neff warming drawer, Hisense microwave, five ring gas hob, integrated dishwasher, integrated fridge freezer, pull-out corner cabinet, coving, spotlights, air vent, marble Italian tiled flooring with underfloor heating and solid oak single glazed draught sealed door to inner hall.

#### Inner Hall

5'10 x 5'2 (1.78m x 1.57m )

Hardwood single glazed window, coving, spotlights, fitted storage, Italian marble tiled flooring with underfloor heating, solid oak single glazed draught sealed door to side elevation and solid oak single glazed frosted draught sealed door to garage.

#### Garage

17'2 x 9'6 (5.23m x 2.90m)

Range of wall and base units with granite effec work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, Viessmann combi boiler, store hatch, tiled flooring and hardwood single glazed frosted bi-folding garage door.

### First Floor

#### Landing

19'11 x 2'8 (6.07m x 0.81m)

Coving, spotlights, smoke detector, underfloor heating, solid oak single glazed frosted draught sealed doors leading to three bedrooms, family bathroom and stairs to second floor.

#### Bedroom One

15'3 x 14'5 (4.65m x 4.39m )

UPVC double glazed draught sealed sash bay window, coving, spotlights, two feature wall lights, Karndeian flooring with underfloor heating and solid oak single glazed frosted draught sealed door to en suite.

#### En Suite

9'3 x 5'2 (2.82m x 1.57m )

UPVC double glazed draught sealed sash window, central heated towel rail, double direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, coving, spotlights, air vent and tiled effect Karndeian flooring with underfloor heating.

#### Bedroom Two

12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed draught sealed sash window, coving, spotlights, air vent, television point and Karndeian flooring with underfloor heating.

#### Bedroom Three

12'1 x 9'6 (3.68m x 2.90m )

UPVC double glazed draught sealed sash window, coving, spotlights, fitted wardrobes and Karndeian flooring with underfloor heating.

#### Bathroom

7'10 x 7'0 (2.39m x 2.13m)

UPVC double glazed draught sealed sash window, central heated towel rail, tiled panel bath with mixer tap, dual flush WC, wall mounted wash basin with mixer tap, corner direct feed shower enclosed, tiled elevations, coving, spotlights, air vent and Karndeian flooring with underfloor heating.

### Second Floor

#### Attic Room

18'8 x 18'2 (5.69m x 5.54m)

UPVC double glazed draught sealed sash window, Velux window, spotlights, three feature wall lights, smoke detector, eave storage and Karndeian flooring with underfloor heating.

#### External

Wraparound garden with laid to lawn, block paving, bedding areas, mature shrubbery, patio area, gated driveway, solar panel and park views.



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