



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Innings Drive, Salford, M6 8DH

### £1,350

TWO BEDROOM HOME FOR RENT IN SALFORD M6

Keenans welcome to the rental market Innings Drive, this modern and deceptively spacious home in the perfect size for a young family or couple looking for that bit more space. With enclosed gardens, off road parking and a modern interior, the property is a credit to its current occupants. Situated within close proximity of schools, amenities and major motor way links to Manchester City Centre, Salford Quays and Media City.

Comprising briefly; Entrance into a hallway. The hallway houses a staircase to the first floor and has a door leading to a sizable reception room. The reception room leads through to a kitchen diner with adjoining WC. To the first floor, you will find two double bedrooms and a house bathroom suite. Externally the property benefits from an enclosed garden with artificial lawns and a shed. There is a driveway to the front.

Viewings can be arranged by calling our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Innings Drive, Salford, M6 8DH

## £1,350

 **2**  **1**  **1**  **B**

- Semi Detached Property
  - Spacious Reception Room
  - Off Road Parking
  - Close Proximity to Local Amenities
- Two Double Bedrooms
  - Modern Three Piece Bathroom
  - Beautifully Presented With Neutral Finish
- Contemporary Dining Kitchen
  - Enclosed Rear Garden
  - Very Popular Location

### Ground Floor

#### Entrance Hallway

5'3 x 4'7 (1.60m x 1.40m)  
Composite double glazed front entrance door, central heating radiator, stairs to the first floor and door to reception room one.

#### Reception Room One

14'2 x 11'10 (4.32m x 3.61m)  
UPVC double glazed window, central heating radiator, television point, understairs storage and door to the kitchen.

#### Kitchen

14'8 x 11'11 (4.47m x 3.63m)  
Range of high gloss wall and base units with stone effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, central heating radiator, spotlights, tile effect flooring and UPVC double glazed French doors to the rear.

#### W.C

5'9 x 3'8 (1.75m x 1.12m)  
UPVC frosted double glazed window, GCH radiator, Pedestal wash basin, low level dual flush W.C, part tiled elevations and tile effect flooring.

### First Floor

#### Landing

10'6 x 6'8 (3.20m x 2.03m)  
Central heating radiator and doors to two bedrooms and bathroom.

#### Bedroom One

14'7 x 10'6 (4.45m x 3.20m)  
Two UPVC double glazed windows, central heating radiator, television point, fitted storage and loft access.

#### Bedroom Two

15'4 x 8'6 (4.67m x 2.59m)  
UPVC double glazed window and central heating radiator and fitted wardrobes.

#### Bathroom

8'11 x 6'2 (2.72m x 1.88m)  
UPVC double glazed frosted window, panelled bath with direct feed shower overhead, wall mounted wash basin, twin flush WC, part tiled elevations, chrome heated towel rail, shaver point, spotlights and extractor fan.

### External

#### Front

Driveway providing off road parking.

#### Rear

Artificial lawn garden and a shed.

### Agents Notes

Council Tax Band B and EPC Rating B.



Tel: 01616960085

www.keenans-estateagents.co.uk