

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## 38 Kennedy Road Salford M5 5FT

### Offers over £220,000

FANTASTIC SIZE TERRACE! HOME ESTATE AGENTS are pleased to offer for sale this immaculate and much improved period terrace property which is in true "drop your bags and move in" condition! The property comprises hallway, bay-fronted lounge, dining room, spacious kitchen, shaped landing, three good sized bedrooms and a modern fitted bathroom suite. The property boasts gas central heating and double glazing. Externally there is a paved palisade to the front and a pleasant yard area to the rear! Ideally positioned with close proximity to transport links, access to Salford Quays and Salford Royal Hospital. Call HOME on 01617898383 to arrange your viewing!

- FANTASTIC SIZE TERRACE!
- Great size, period, three bedroom terrace property
- Hallway
- Bay-fronted lounge
- Dining room
- Spacious modern fitted kitchen
- Modern fitted bathroom suite
- Yard to the rear
- Popular position!
- "DROP YOUR BAGS AND MOVE IN"



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



### Hallway

Lounge 14'0 x 10'9 (4.27m x 3.28m)

Dining room 12'4 x 11'2 (3.76m x 3.40m)

Kitchen 14'9 x 8'6 (4.50m x 2.59m)

### Shaped landing

Bedroom One 14'1 x 11'5 (4.29m x 3.48m)

Bedroom Two 12'1 x 9'2 (3.68m x 2.79m)

Bedroom Three 8'4 x 7'8 (2.54m x 2.34m)

Bathroom 5'5 x 5'4 (1.65m x 1.63m)

### Sales info

We are advised that the property is freehold. We are advised that there is an annual rent charge of £5.00 payable.

We are advised that the current council tax band is band A.

The current EPC rating is D.

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



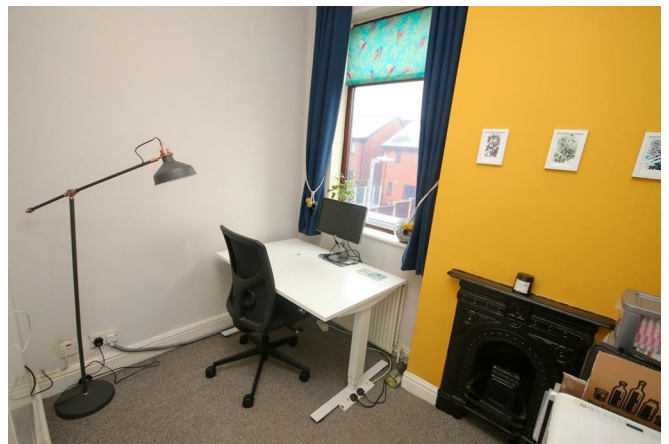
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



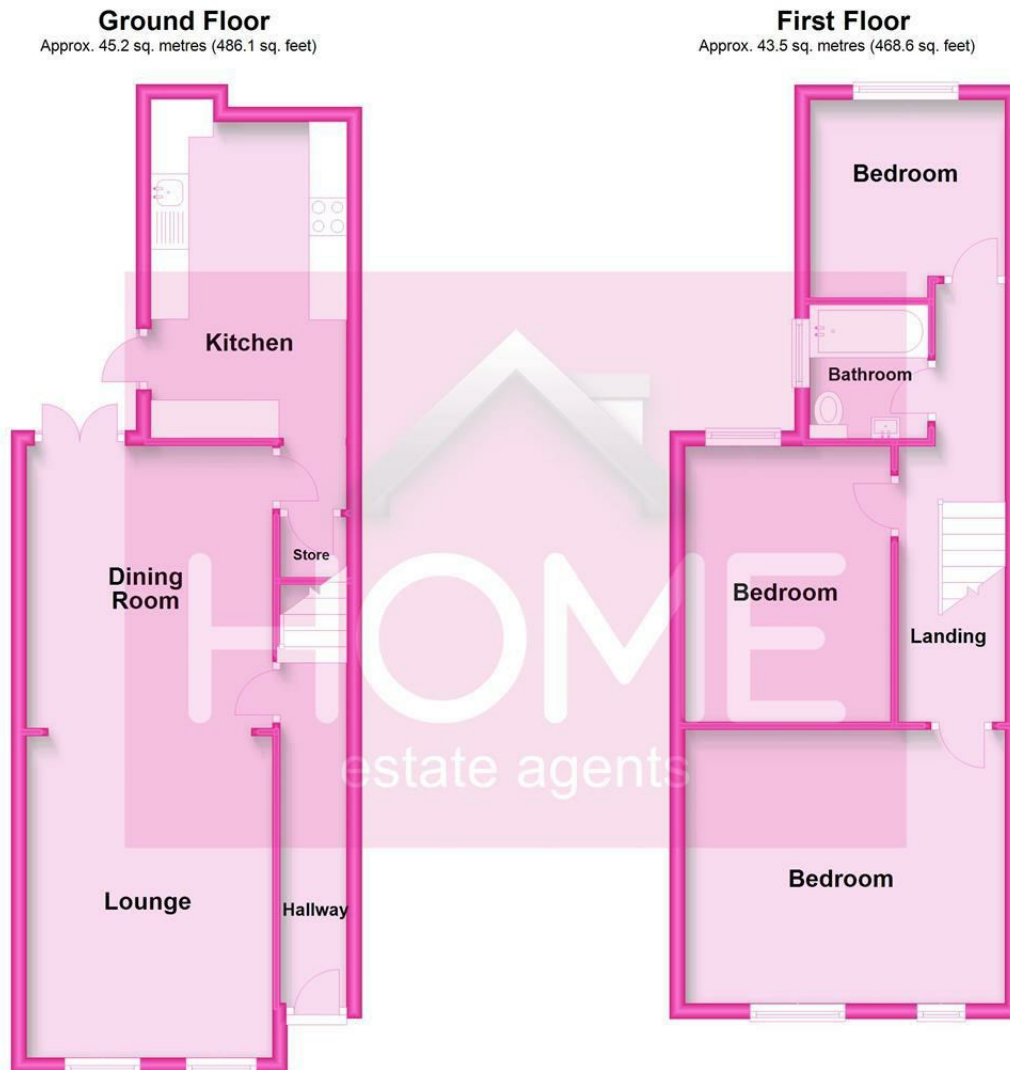


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Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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