



KEENANS
Sales & Lettings

Cholmondeley Road, Salford, M6 8QH

Auction Guide £105,000



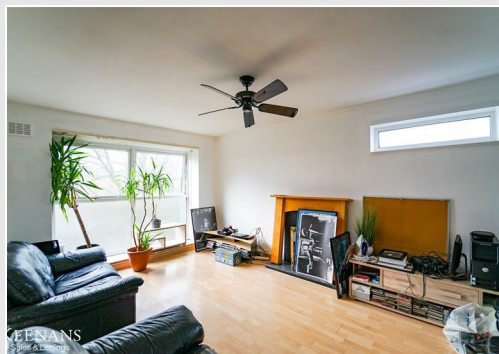
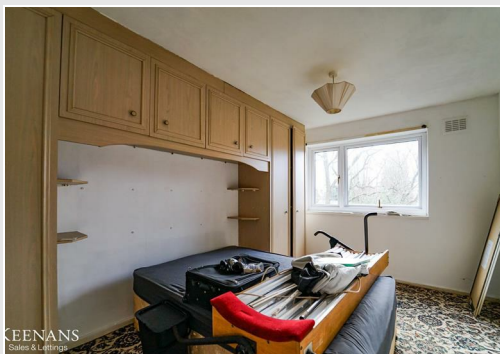
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Entrance Hall

14'9 x 3' (4.50m x 0.91m)

UPVC double glazed door, laminate flooring, doors to two bedrooms, shower room, kitchen and reception room.

Reception Room

17'5 x 10'11 (5.31m x 3.33m)

UPVC double glazed window, UPVC double glazed frosted window, gas fire with surround, ceiling fan light, laminate flooring and door to kitchen.

Kitchen

11'3 x 6'10 (3.43m x 2.08m)

UPVC double glazed window, range of wall and base units, laminate work tops, ceramic one and a half sink and drainer with mixer tap, space for free standing oven, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, part tiled elevation and vinyl flooring.

Bedroom One

14'11 x 9'5 (4.55m x 2.87m)

UPVC double glazed window and fitted wardrobe.

Bedroom Two

11'1 x 6'10 (3.38m x 2.08m)

UPVC double glazed window and fitted wardrobe.

Shower Room

9'9 x 5' (2.97m x 1.52m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, electric feed shower enclosure, tiled elevation, LED spotlights and tiled floor.

External

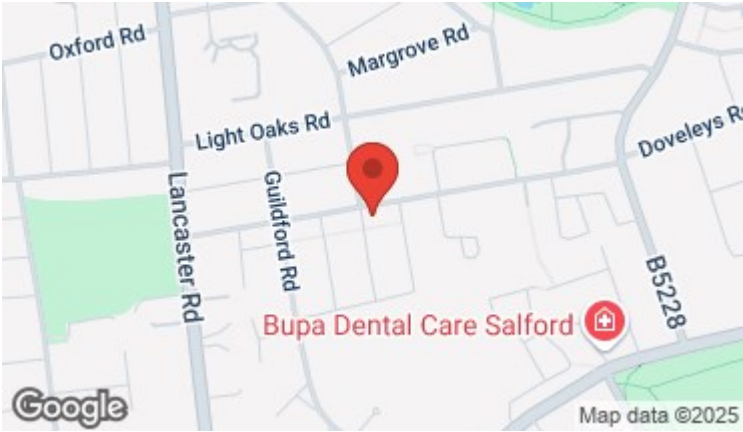
Front

Courtyard.

Rear

Car park.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	69
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.