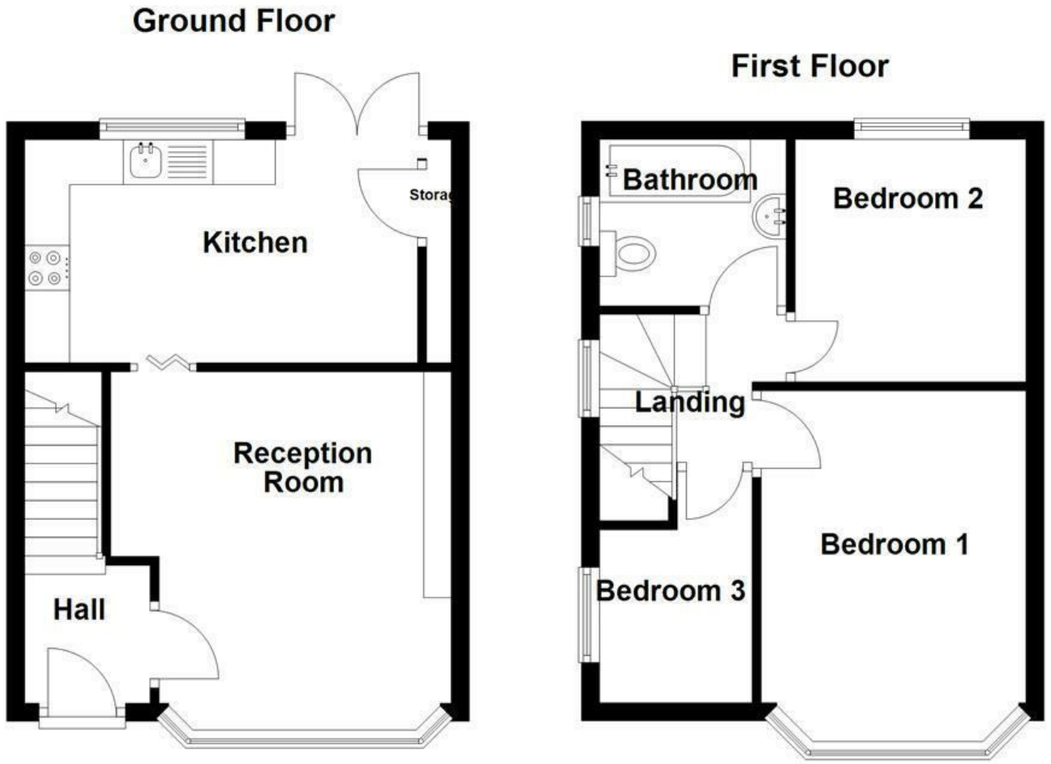
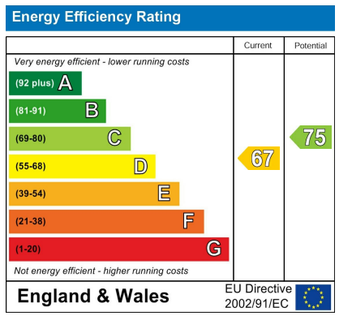
Keenans





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.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Tellson Crescent, Salford, M6 7LJ

Offers Over £210,000

THREE BEDROOM SEMI DETACHED PROPERTY WITH VIEWING ESSENTIAL

Nestled in the desirable Tellson Crescent in Salford, this charming house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. Additionally, the home features a well-designed kitchen and dining area, providing a warm and inviting space for family meals and gatherings.

This property boasts three well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom is designed with modern fixtures, ensuring a pleasant experience for all residents.

Outside, the property benefits from off-road parking, a valuable feature in this bustling area. The rear garden, laid to lawn, presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer barbecues.

This house is not just a place to live; it is a home that offers a comfortable lifestyle in a vibrant community. With its thoughtful layout and appealing features, it is sure to attract those seeking a delightful living experience in Salford.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Tellson Crescent, Salford, M6 7LJ

Offers Over £210,000

3 1 1 D

- Tenure Freehold
- Off Road Parking
- Sought After Location
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating D
- Ideal Family Home
- Enclosed Rear Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

5' x 4'6 (1.52m x 1.37m)

Central heating radiator and door to reception room.

Reception Room

12'1 x 11'9 (3.68m x 3.58m)

UPVC double glazed bay window, central heating radiator, picture rail, wood panel elevation, wood effect laminate flooring and bi fold door to kitchen.

Kitchen

14'5 x 8'2 (4.39m x 2.49m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash back, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor fan, plumbed for washing machine, space for American style fridge freezer, wood effect laminate flooring, door to storage and UPVC double glazed French doors to rear.

First Floor

Landing

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'7 x 9'8 (3.53m x 2.95m)

UPVC double glazed bay window, central heating radiator and integrated wardrobe.

Bedroom Two

8'11 x 8'8 (2.72m x 2.64m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

6'7 x 5'11 (2.01m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6' (2.11m x 1.83m)

UPVC double glazed frosted window, low flush WC, pedestal washbasin, panel bath, electric feed shower, part tiled elevation and wood effect laminate flooring.

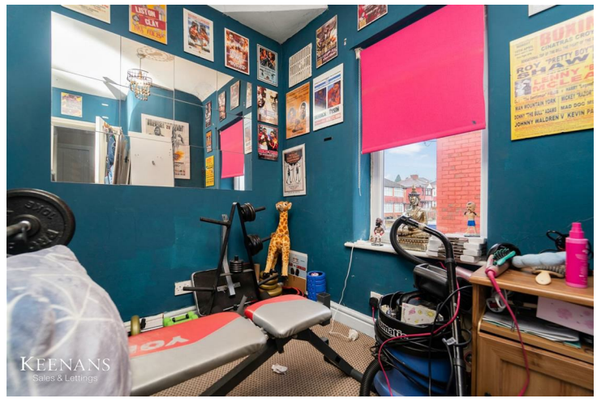
External

Front

Drive for off road parking and gravel chippings.

Rear

Laid to lawn garden and paving.



Tel: 01617939622

www.keenans-estateagents.co.uk