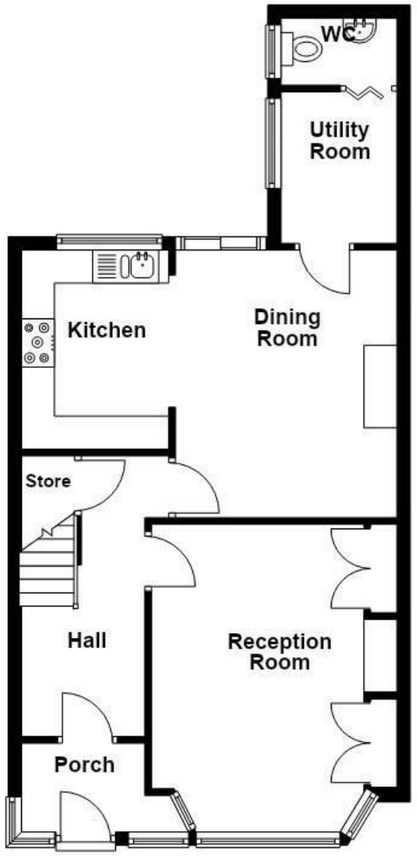
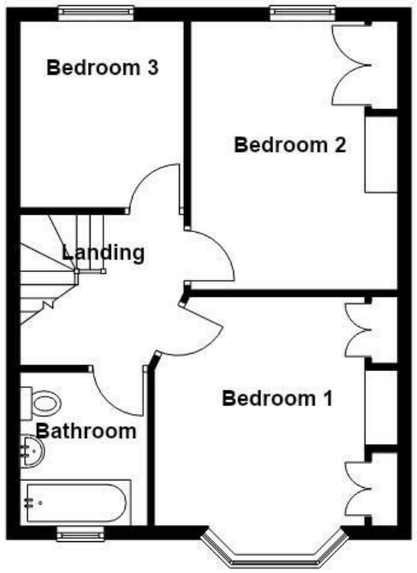
Keenans

Ground Floor



First Floor

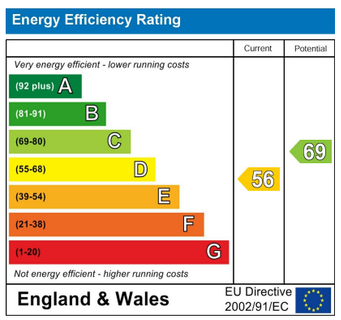












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Longmead Road, Salford, M6 7EU

Offers Over £315,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled on Longmead Road in the vibrant area of Salford, this enviable semi-detached family home is a true gem, presented and updated to the highest standard throughout. With immaculate presentation, this property boasts three generously sized bedrooms, making it ideal for families or those seeking extra space.

The heart of the home is a modern open-plan kitchen diner, perfect for entertaining and family gatherings. This area is complemented by a separate utility room and a convenient WC, ensuring practicality for everyday living. The stunning features throughout the property, combined with neutral decoration and a contemporary finish, create a warm and inviting atmosphere.

Outside, the property offers beautiful garden space, complete with an outbuilding that can serve various purposes, whether as a workshop or additional storage. The charming courtyard at the front adds to the appeal, providing a lovely spot to enjoy the outdoors.

Situated in one of the most sought-after areas, this home is conveniently located close to bus routes, local schools, and a variety of amenities. Additionally, major motorway links and excellent commuter connections to Manchester and Salford Quays make this property an ideal choice for those who work in the city but prefer a peaceful residential setting.

This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, style, and convenience in a thriving community. Do not miss the opportunity to make this stunning property your own.

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

Longmead Road, Salford, M6 7EU

Offers Over £315,000

3 1 2 D

- An Enviable Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Well Maintained
- Garden To The Rear
- Sought After Location
- On Street Parking
- EPC Rating - D
- Council Tax Band - B
- Tenure - Leasehold

Ground Floor

Entrance
UPVC double glazed door to the porch.

Porch
9'4 x 4'9 (2.84m x 1.45m)

UPVC double glazed windows, spotlights, inset shelving, tiled flooring, hardwood single glazed frosted door to the hallway.

Hall
13'10 x 7'2 (4.22m x 2.18m)

Hardwood single glazed frosted windows, central heating radiator, spotlights, under staircase storage cupboard, doors to the reception room and dining room, staircase to the first floor.

Reception Room
14'3 x 12'2 (4.34m x 3.71m)

UPVC double glazed bay window, central heating radiator, coving, integrated alcove storage, inset shelving, open coal gas fire with slate hearth and cast iron surround, television point, wood effect laminate flooring.

Dining Room
13'3 x 11'3 (4.04m x 3.43m)

Central heating radiator, coving, wood effect laminate flooring, open to the kitchen, door to the utility room, UPVC double glazed French doors to the rear.

Kitchen
9'1 x 6'11 (2.77m x 2.11m)

UPVC double glazed window, a range of white high glossed wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, two door range cooker with a five ring gas hob and integrated extractor hood, integrated fridge and freezer, integrated Vaillant boiler, wood cladding to the ceiling, spotlights, under unit lighting, wood effect tiled flooring.

Utility Room
7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed window, central heating radiator, plumbing for a washing machine, space for a fridge freezer, integrated wine rack, wood effect laminate flooring, concertina door to the WC.

WC
5'9 x 3'4 (1.75m x 1.02m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, wood effect laminate flooring.

First Floor

Landing
8'2 x 7'2 (2.49m x 2.18m)

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

Bedroom One
14'5 x 12'1 (4.39m x 3.68m)

UPVC double glazed bay window, central heating radiator, coving, fitted wardrobes, dado rail.

Bedroom Two
13'4 x 10'5 (4.06m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Three
9'3 x 8'2 (2.82m x 2.49m)

UPVC double glazed window, central heating radiator.

Bathroom
7'7 x 6'3 (2.31m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed over head shower and traditional taps, tiled elevations, spotlights, tiled effect vinyl flooring.

External

Rear
Laid to lawn garden with blocked paved areas, bedding areas and outbuilding.

Front
Laid to lawn garden with blocked paved pathway.










Tel: 01617939622

www.keenans-estateagents.co.uk