

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.



Russell Road, Salford, M6 8NR

£1,350 Per Month

Welcome to this charming three-bedroom semi-detached home located on Russell Road in Salford, now available for rent. This delightful property has recently been refurbished, offering a fresh and modern living space that is sure to appeal to families and professionals alike.

As you enter the home, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts an additional reception room, which can be utilised as a dining area or a cosy lounge, offering flexibility to suit your lifestyle.

The newly refurbished kitchen is a standout feature of this home, equipped with contemporary fittings and ample storage space, making it a joy to cook and gather with family. The three well-proportioned bedrooms provide comfortable accommodation, ensuring that everyone has their own personal space.

Completing the property is a well-appointed bathroom, designed for both convenience and comfort. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood.

Situated in a desirable area of Salford, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. This property is new to the rental market, presenting a wonderful opportunity to make it your own. Do not miss the chance to view this lovely home and experience all it has to offer.

Russell Road, Salford, M6 8NR

£1,350 Per Month

 3

 1

 1

 C

- Close Proximity To Local Amenities
 - Off Road Parking
 - Abundance Of Indoor And Outdoor Space
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Ideal Family Home With Viewing Essential
- EPC Rating C
 - Modern Fitted Kitchen
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance Hall
12'3 x 5'9 (3.73m x 1.75m)

Reception Room
11'6 x 8'11 (3.51m x 2.72m)

Reception Room Two
11'6 x 10'7 (3.51m x 3.23m)

Kitchen
17'3 x 7'4 (5.26m x 2.24m)

First Floor

Landing
6'7 x 6'2 (2.01m x 1.88m)

Bedroom One
11' x 9'10 (3.35m x 3.00m)

Bedroom Two
11' x 9'8 (3.35m x 2.95m)

Bedroom Three
7'2 x 6'2 (2.18m x 1.88m)

Bathroom
6'2 x 5'4 (1.88m x 1.63m)

External

Front
Enclosed paved garden with stone chippings mature shrubs and access to garage.

Rear
Laid to lawn garden, bedding areas and mature shrubs.



Tel: 01616960085

www.keenans-estateagents.co.uk