



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Moorfield Road, Salford, M6 7QD

### Offers Over £280,000

THREE BEDROOM SEMI DETACHED FAMILY HOME WITH VIEWING ESSENTIAL - CHAIN FREE

Situated on Moorfield Road in Salford, this delightful three bedroom semi detached house offers an abundance of indoor and outdoor space, making it an ideal family home. The property features two spacious reception rooms, providing ample room for relaxation and entertaining guests.

While the house is currently liveable, it does present a wonderful opportunity for renovation, allowing you to infuse your personal style and modern touches.

Additionally, there is the exciting possibility to extend the property, subject to planning permission, which could further enhance its appeal and value. The generous outdoor area is perfect for children to play or for hosting summer gatherings, making it a versatile space for all occasions.

This property is not just a house; it is a canvas waiting for your creative vision. With its prime location and potential for transformation, it is a fantastic opportunity for those looking to invest in a home that can grow with them. Don't miss the chance to make this semi-detached gem your own.

# Moorfield Road, Salford, M6 7QD

Offers Over £280,000

 3  1  2  E

- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: E

- Three Bedrooms
- Three Piece Bathroom
- Tenure Freehold

- Two Reception Rooms
- Enclosed Landscaped Garden
- Council Tax Band: C

## Ground Floor

### Porch

6'2 x 1'6 (1.88m x 0.46m)

Double hardwood single glazed entrance door and door to hall.

### Hall

14'1 x 6'2 (4.29m x 1.88m)

Central heating radiator, picture shelf, part panel elevation, under stairs storage, stairs to first floor and doors to two reception rooms.

### Reception Room One

15'2 x 12'8 (4.62m x 3.86m)

UPVC double glazed bay window, central heating radiator, cornice coving, radiant fire, decorative surround and mantle and TV point.

### Reception Room Two

12'10 x 12'9 (3.91m x 3.89m)

UPVC double glazed garden window, central heating radiator, radiant fire, decorative surround and mantle. alcove storage, open access to kitchen and UPVC double glazed door to rear.

### Kitchen

9'8 x 6' (2.95m x 1.83m)

UPVC double glazed window, coving, wall and base units, laminate worktops, space for freestanding cooker, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and tiled floor.

## First Floor

### Landing

Loft access and doors to three bedrooms and bathroom.

### Bedroom One

15'2 x 12'8 (4.62m x 3.86m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

### Bedroom Two

12'11 x 10'6 (3.94m x 3.20m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

## Bedroom Three

9'9 x 8'4 (2.97m x 2.54m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'5 x 6'1 (2.26m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, part tiled elevation and wood effect flooring.

## External

### Front

Paving and bedding areas.

### Rear

Laid to lawn garden, bedding areas and brick outbuildings



Tel: 01617939622

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)