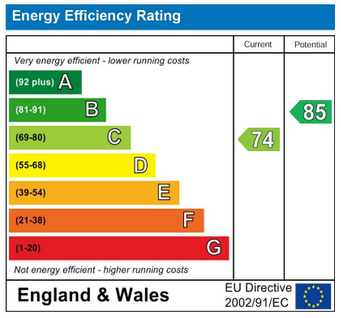


Total area: approx. 203.5 sq. metres (2190.0 sq. feet)



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.

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Keenans









Trafalgar Road, Salford, M6 8JD

Offers Over £400,000

IMPRESSIVE SEMI-DETACHED HOME NOT TO BE MISSED

Upon entering, you are greeted by three impressive reception rooms, each freshly decorated to create a welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining area, or a vibrant playroom for children. The ground floor also features a convenient downstairs WC, ensuring practicality for busy households.

Venturing upstairs, you will find a separate toilet room and a well-appointed bathroom, providing ample facilities for the entire family. The layout of this home has been thoughtfully designed to maximise comfort and convenience.

Located in a vibrant area of Salford, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. This house is not just a place to live; it is a space where memories can be made and cherished for years to come. Don't miss the opportunity to make this lovely home your own.

Trafalgar Road, Salford, M6 8JD

Offers Over £400,000

4 3 2 C

- Council Tax Band D
- EPC Rating C
- Tenure Freehold
- Off Road Parking With Driveway
- Semi Detached Property
- Loft Conversion
- Three Generously Sized Bedrooms
- Three Reception Rooms
- Separate WC And Bathroom For Convenience
- Sought After Location

Entrance
Hardwood double glazed door to the hallway

Entrance Hall
4'3 x 11'5 (1.30m x 3.48m)

Herringbone wooden flooring, central heating radiator, coving, picture rail, door to reception room one, double doors to the inner hallway.

Reception Room One
14 x 13'7 (4.27m x 4.14m)

UPVC double glazed bay window, central heating radiator, television point.

Inner Hall
6'1 x 12'1 (1.85m x 3.68m)

Central heating radiator, doors to reception room two, reception room three, staircase to the first floor, under staircase storage.

Reception Room Two
11'6 x 13'5 (3.51m x 4.09m)

UPVC double glazed window, central heating radiator, coving, doors to WC and kitchen.

WC
3'8 x 3'8 (1.12m x 1.12m)

Central heating radiator, a two piece suite consisting of a dual flush WC and pedestal wash basin with mixer tap, wooden panelled elevations and ceiling, vinyl flooring.

Kitchen
9'7 x 13'3 (2.92m x 4.04m)

Two UPVC double glazed windows, central heating radiator, spotlights, a range of wood panelled wall and base units, laminate surfaces, tiled splash back, stainless steel sink with mixer tap and drainer, integrated double oven in a high rise unit, plumbing for washing machine, space for an American fridge freezer, laminate flooring.

Reception Room Three
13'6 x 12'5 (4.11m x 3.78m)

UPVC double glazed window, central heating radiator, exposed beams, UPVC double glazed door to garden..

First Floor

Landing
6'1 x 29'9 (1.85m x 9.07m)

Velux window, central heating radiator. coving, doors to three bedrooms, WC, bathroom and further landing.

Bedroom One
14 x 1'7 (4.27m x 0.48m)

UPVC double glazed bay window, central heating radiator.

Bedroom Two
12'6 x 13'7 (3.81m x 4.14m)

UPVC double glazed box bay window, central heating radiator.

Bedroom Three
12'1 x 11'7 (3.68m x 3.53m)

UPVC double glazed window, central heating radiator.

WC
7 x 4'8 (2.13m x 1.42m)

UPVC double glazed window, central heating radiator, two piece suite consisting of dual plush WC, pedestal wash basin with mixer tap, tiled elevations, wooden panelled ceiling, tiled effect flooring.

Bathroom
9'4 x 6'6 (2.84m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, a three piece suite consisting of dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric over head shower, extractor fan, tiled elevations, vinyl flooring.

Further Landing
4'2 x 8'8 (1.27m x 2.64m)

UPVC double glazed window, stairs leading to loft room.

Second Floor

Loft Room
17'9 x 11'7 (5.41m x 3.53m)

UPVC double glazed window, spot lights.

Garage
PVC garage door, range of base units, laminate surface, stainless steel sink with mixer tap, door opening to rear garden.

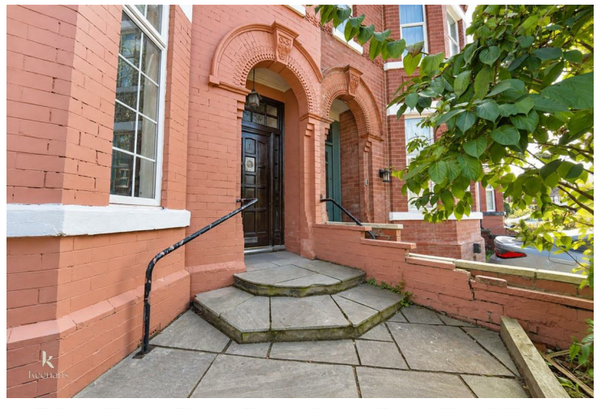
External

Rear Garden
Laid to lawn enclosed grass area, mature shrubs and tree surround, paved patio area, open arch leading to garage.

Front Garden
Paved slab drive way, paved stepped walk way to main door. raised flower bedding. mature shrub surround.







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