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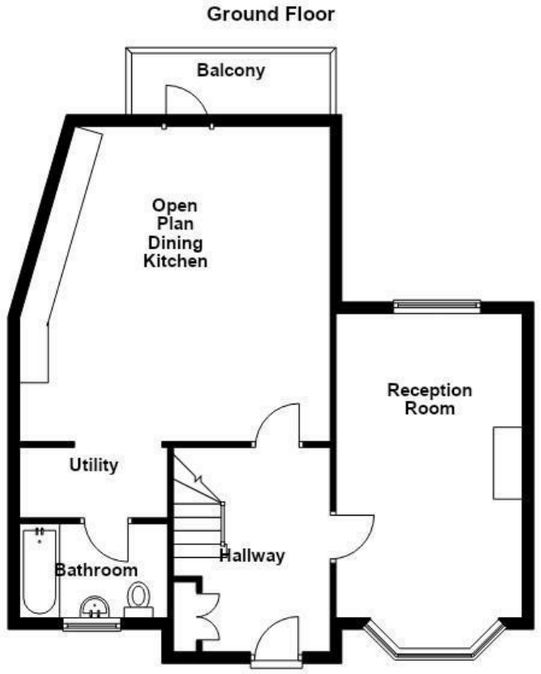

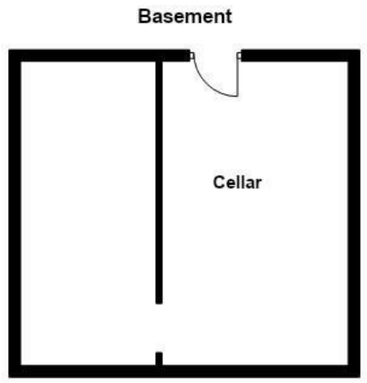

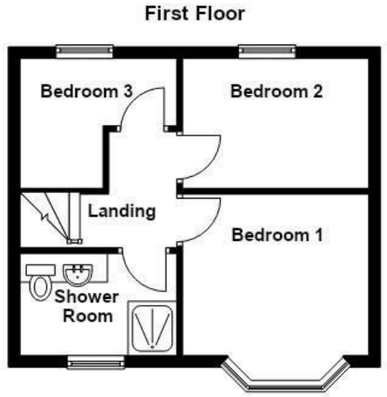









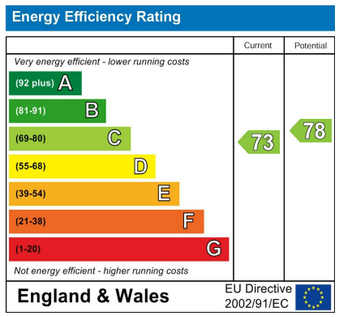

Radcliffe Park Road, Salford, M6 8LY

Offers Over £325,000

Nestled in the desirable area of Radcliffe Park Road, Salford, this charming semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout of the property is thoughtfully designed, allowing for both privacy and communal living.

Situated in a vibrant community, residents will benefit from nearby amenities, including shops, schools, and parks, making it an excellent choice for families. The location also offers good transport links, providing easy access to the wider Salford area and beyond.

This semi-detached house on Radcliffe Park Road is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, this property is sure to attract interest from those looking for a comfortable and stylish living space. Don't miss the opportunity to make this delightful house your new home.

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

Radcliffe Park Road, Salford, M6 8LY

Offers Over £325,000

3 2 1 C

- Semi Detached Property
- Three Bedrooms
- Contemporary Open Plan Dining Kitchen
- Spacious Reception Room
- Bathroom & Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band B
- EPC Rating C

Ground Floor

Entrance Hallway

11'8 x 7'7 (3.56m x 2.31m)

Composite front entrance door, UPVC double glazed frosted window, central heating radiator, fitted storage, smoke alarm, LVT flooring, stairs to the first floor and doors to reception room and open plan dining kitchen.

Reception Room

17'5 x 10'8 (5.31m x 3.25m)

UPVC double glazed bay window, central heating radiator, electric fire with stone hearth and ceiling fan.

Open Plan Dining Kitchen

18' x 17'9 (5.49m x 5.41m)

Three smart solar skylights, central heating radiator, range of wall and base units with wood surfaces, centre island, composite one and a half bowl sink with drainer and mixer tap, double oven and microwave in high rise units, gas hob, extractor hood, integrated dishwasher, integrated full size fridge and freezer, spotlights, LVT flooring, door to utility and UPVC double glazed French doors to the rear.

Utility Room

8'6 x 4' (2.59m x 1.22m)

Solid wood surfaces, plumbing for washing machine, space for dryer and door to bathroom.

Bathroom

8'6 x 5'4 (2.59m x 1.63m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations and tiled flooring.

First Floor

Landing

7'7 x 6'1 (2.31m x 1.85m)

UPVC double glazed window, loft access and doors to three bedrooms and shower room.

Shower Room

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and tiled flooring.

Bedroom One

10'8 x 9'3 (3.25m x 2.82m)

UPVC double glazed bay window, ceiling fan and central heating radiator.

Bedroom Two

10'8 x 8' (3.25m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'8 x 7'7 (2.34m x 2.31m)

UPVC double glazed window, central heating radiator, fitted single bed and fitted storage.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Laid to lawn garden with paved patio and access to the cellar.

Cellar

18'2 x 18' (5.54m x 5.49m)

















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