



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

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## Durham Road, Salford, M6 8NN

**£425,000**

IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME

This three bedroom detached family home is being proudly welcomed to the market. Conveniently located on a quiet development, this property is one not to be missed! Situated in close proximity to all local amenities, well regarded schools and major commuter routes, including routes leading directly into Manchester city centre. This property would be ideally suited to a professional couple looking for their long term home.

Comprising briefly to the ground floor; entrance via the porch into the hall way which has access to the reception room, dining room, kitchen and downstairs WC with stairs to the first floor. The under stairs is utilised as an office space making it perfect for remote working. The kitchen has access to the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom.

Externally, the property has a wrap around garden as well as a front and rear garden space. All with bedding areas and laid to lawn garden turf, at the front the property boasts a driveway providing parking for numerous vehicles.

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# Durham Road, Salford, M6 8NN

£425,000



- Tenure Leasehold
- Council Tax Band D
- EPC TBC
- Off Road Parking With Driveway For Numerous Cars
- Three Bedroom Detached Property
- Four Piece Bathroom Suite
- Fitted Kitchen
- Ideal Family Home Or For A Professional Couple
- Located On A Quiet Development But With Close Proximity To Amenities

## Ground Floor

### Entrance

Via a UPVC double glazed door to porch.

### Porch

3'10 x 1'5 (1.17m x 0.43m)

UPVC double glazed window, tiled floor and door to hall.

### Hall

12'6 x 7'2 (3.81m x 2.18m)

Central heating radiator, doors to downstairs WC, reception room one, dining room, kitchen, stairs to first floor, spotlights and wood effect floor.

### Reception Room One

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed bay window, central heating radiator, fitted vanity top/television stand, laminate floor and sliding doors to dining room.

### WC

3'2 x 2'3 (0.97m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted sink with mixer tap, fully tiled elevation and tiled floor.

### Dining Room

12'6 x 11'2 (3.81m x 3.40m)

UPVC double glazed bay window, central heating radiator, laminate floor and fitted vanitytop/television stand.

### Kitchen

18'8 x 8'11 (5.69m x 2.72m)

Two UPVC double glazed windows, base units, laminate work top, composite sink and drainer with mixer tap, four ring electric hob, tiled floor, spotlights and tiled splash back.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window, central heating radiator, laminate floor and fitted wardrobe.

### Bedroom Two

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'5 x 7'3 (2.26m x 2.21m)

UPVC double glazed window, central heating radiator and laminate floor.

### Bathroom

8'4 x 7'2 (2.54m x 2.18m)

UPVC double glazed frosted window, central heating radiator, panel bath, enclosed electric shower, wall mounted sink with mixer tap, dual flush WC, fully tiled elevation and tiled effect floor.

### External

#### Front

Laid to lawn garden to the front and side with driveway and garage.

#### Rear

Laid to lawn garden.



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