



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Halstead Avenue, Salford, M6 7EP

Offers Over £170,000

IMPRESSIVE 2 BEDROOM PROPERTY WITH TWO LARGE RECEPTION ROOMS

Welcome to this stunning terraced house located on Halstead Avenue in Salford, an ideal home for families seeking comfort and style. This delightful property boasts two spacious bedrooms, providing ample space for relaxation and rest. In addition to the bedrooms, there is a versatile office room, perfect for those who work from home or require extra space for study or hobbies.

The heart of the home is undoubtedly the two large reception rooms, which offer generous areas for entertaining guests or enjoying family time. These rooms are filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is fitted with contemporary features, making it a joy to cook and gather with loved ones.

This property is not just a house; it is a place where memories can be made. With its thoughtful layout and stylish design, it is perfect for families looking to settle in a welcoming community. Halstead Avenue is conveniently located, providing easy access to local amenities and transport links, ensuring that everything you need is within reach.

Do not miss the opportunity to make this charming terraced house your new home. It is a perfect blend of comfort, style, and practicality, ready to welcome you and your family.

For more information or to book a viewing please contact our Swinton branch as soon as possible.

Halstead Avenue, Salford, M6 7EP

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 2  1  2  D

- Tenure Freehold/Rentcharge
- On Street Parking
- Ideal First Time Buy With Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Bedrooms And Office Space
- Enclosed Rear yard Space
- EPC Rating D
- Two Spacious Reception Rooms
- Close Proximity To Local Amenities

Ground Floor

Entrance Hall

13'6 x 3'1 (4.11m x 0.94m)

Reception Room One

11'2 x 10'9 (3.40m x 3.28m)

Reception Room Two

13'3 x 11'4 (4.04m x 3.45m)

Inner Hall

2'8 x 2'7 (0.81m x 0.79m)

Kitchen

10'3 x 7'3 (3.12m x 2.21m)

First Floor

Landing

11'4 x 5'8 (3.45m x 1.73m)

Bedroom One

14'8 x 10'9 (4.47m x 3.28m)

Bedroom Two

11'3 x 9'7 (3.43m x 2.92m)

Office

7'3 x 3'5 (2.21m x 1.04m)

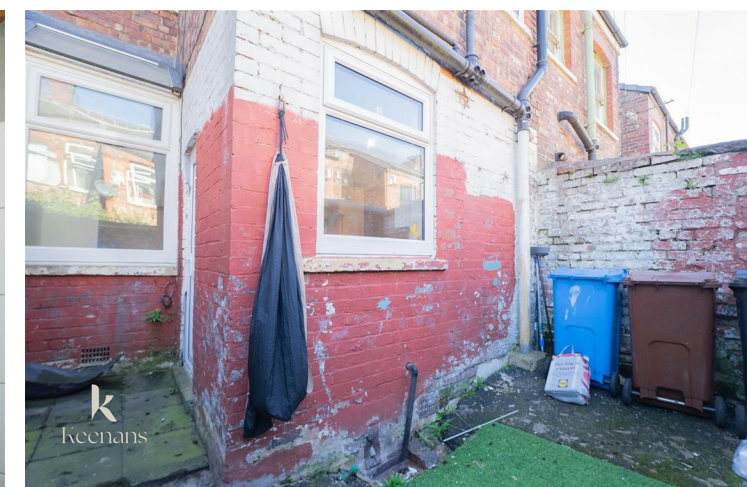
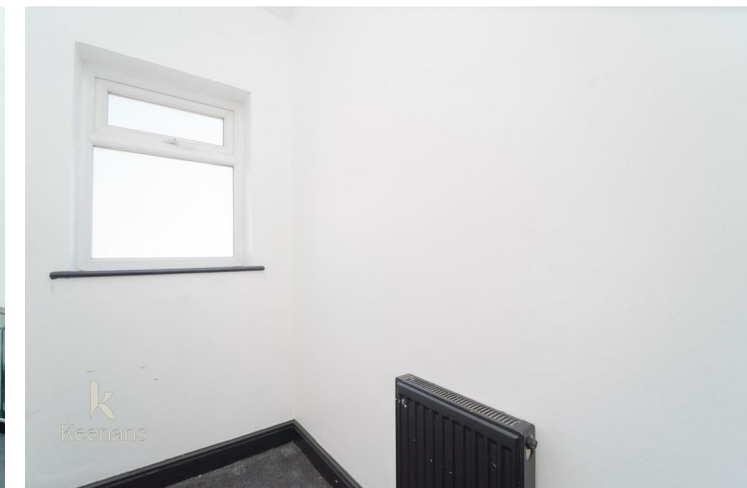
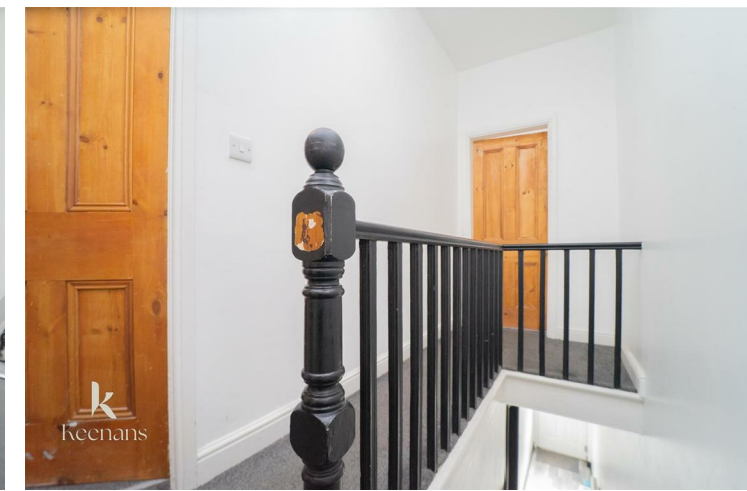
Shower Room

7'4 x 6'6 (2.24m x 1.98m)

External

Rear

Enclosed yard with gate to shared access road.



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