

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(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.

## Burton Walk, Salford, M3 6FG

### £350,000

A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

Welcome to this charming terraced house located on Burton Walk in Salford. This delightful property boasts a deceptively spacious living room that spans the full width of the home, providing an inviting space for relaxation and entertaining. With three well-proportioned bedrooms, this house is perfect for families or those seeking extra room for guests or a home office.

The property also features a handy attic, which offers excellent storage solutions, ensuring that your living space remains clutter-free. The low maintenance exteriors mean you can spend less time on upkeep and more time enjoying your new home.

Situated in a convenient location, this house provides easy access to commuter routes leading directly to Manchester City Centre, making it an ideal choice for professionals or anyone who enjoys the vibrancy of city life.

Finished with neutral decor throughout, this home is ready for you to move straight in and make it your own. If you are looking for a new family home, this property on Burton Walk is sure to impress. Don't miss the opportunity to view this lovely home that combines comfort, convenience, and style.

# Burton Walk, Salford, M3 6FG

£350,000



- Beautifully Presented Mid Terrace Property
- Three Piece Bathroom Suite
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Versatile Attic Room
- Low Maintenance Rear Garden and Workshop
- Council Tax Band A

## Ground Floor

### Entrance Hall

7'0 x 3'3 (2.13m x 0.99m )

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

### Reception Room

17'10 x 12'9 (5.44m x 3.89m)

UPVC double glazed window, central heating radiator, cornice coving, spotlights, electric log burning effect stove, wood effect laminate flooring, under stairs storage and open to kitchen/dining area.

### Kitchen/Dining Area

21'1 x 8'1 (6.43m x 2.46m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge, enclosed boiler, spotlights, part coving, wood effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

8'5 x 5'5 (2.57m x 1.65m )

Smoke detector, doors leading to three bedrooms and family bathroom.

### Bedroom One

12'8 x 10'8 (3.86m x 3.25m)

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

### Bedroom Two

12'2 x 8'1 (3.71m x 2.46m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

9'11 x 9'9 (3.02m x 2.97m)

UPVC double glazed window, central heating radiator and door to stairs to second floor.

## Bathroom

8'4 x 5'3 (2.54m x 1.60m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, tiled elevations, extractor fan and tiled flooring.

## Second Floor

### Attic Room

21'0 x 10'8 (6.40m x 3.25m)

Velux window.

## External

### Rear

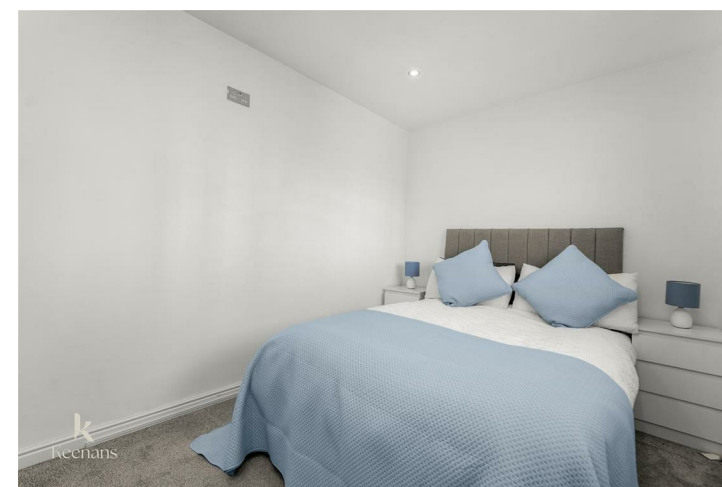
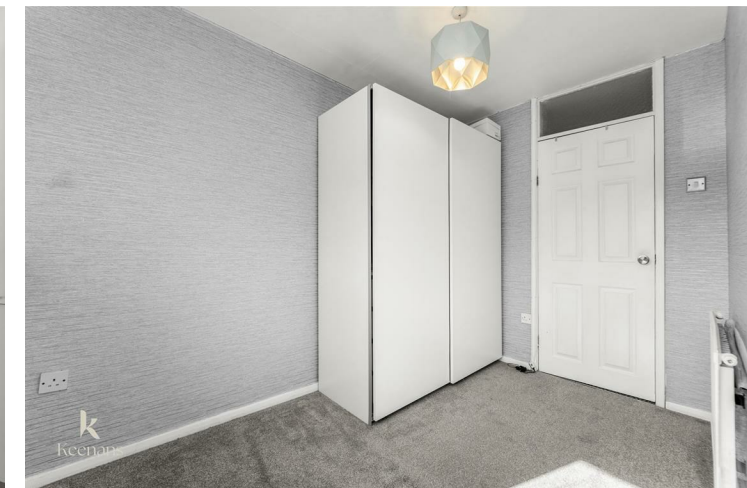
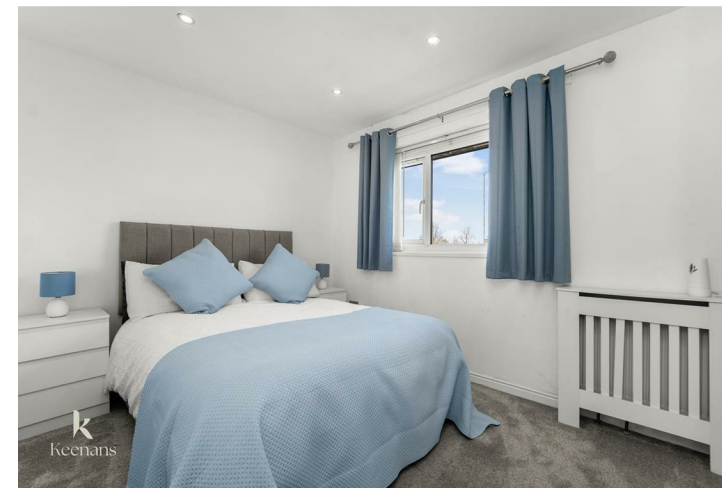
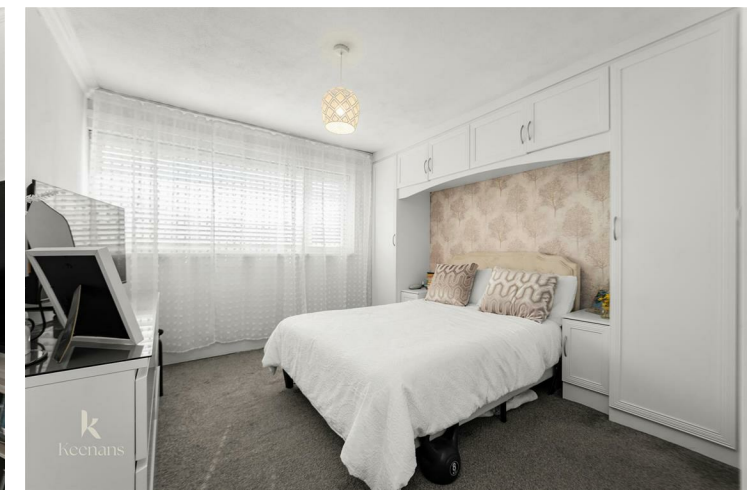
Enclosed garden with paved patio, artificial lawn, composite shed and door to workshop.

### Workshop

12'0 x 4'4 (3.66m x 1.32m )

### Front

Gated paved driveway.



Tel: 01617939622

www.keenans-estateagents.co.uk