



## Lower Broughton Road, Salford, M7 2HU

### Offers Over £450,000

A FANTASTIC INVESTMENT OPPORTUNITY - WITH TENANT IN SITU

Located on Lower Broughton Road in Salford, this mid-terrace house presents an excellent investment opportunity. Boasting six well-proportioned bedrooms, this property is ideal for those looking to enter the housing market or expand their portfolio. The spacious living area offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

The communal kitchen is designed for convenience, providing ample space for cooking and dining together. The property also features two bathrooms and a separate WC, ensuring practicality for residents. One of the highlights of this home is the shared rear garden, a delightful outdoor space that can be enjoyed by all occupants.

Situated in a sought-after location, this property benefits from excellent transport links and local amenities, making it an attractive choice for potential tenants or homeowners alike. With its combination of space, functionality, and prime location, this house is a remarkable opportunity not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	57		
(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.

# Lower Broughton Road, Salford, M7 2HU

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- Four Storey Mid Terraced Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: D
- Six Bedrooms
- Fitted Kitchen
- Tenure: Freehold
- Two Bathrooms
- Ideal Investment Opportunity
- Council Tax Band: C

## Ground Floor

### Hall

24'11 x 4'1 (7.59m x 1.24m)

Hardwood frosted entrance door, central heating radiator, coving, smoke alarm, wood effect flooring, stairs to first floor, door to stairs for lower ground floor and doors to reception room, kitchen, bedroom six and WC.

### Reception Room

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed box window, central heating radiator, coving and wood effect flooring.

### Kitchen

13'3 x 11'6 (4.04m x 3.51m)

Two UPVC double glazed windows, smoke alarm, wall and base units, wood effect worktops, two integrated ovens, two four ring electric hobs, extractor hood, stainless steel sink with draining board and mixer tap, space for American style fridge freezer, plumbing for dishwasher, plumbing for washing machine, wood effect flooring and UPVC door to rear.

### Bedroom Six

10'2 x 8'6 (3.10m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

### WC

5'5 x 3'10 (1.65m x 1.17m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan, PVC panel ceiling, PVC panel elevation and lino flooring.

## Lower Ground Floor

### Hall

Open access to two cellar rooms

### Cellar Room One

14'8 x 13'3 (4.47m x 4.04m)

Power and smoke alarm.

### Cellar Room Two

13' x 10'6 (3.96m x 3.20m)

Power and smoke alarm.

## First Floor

## Landing

12'9 x 5'4 (3.89m x 1.63m)

Doors to four bedrooms and bathroom.

### Bedroom Two

12'5 x 9'7 (3.78m x 2.92m)

Hardwood single glazed window, central heating radiator and smoke alarm.

### Bedroom Three

12'11 x 8' (3.94m x 2.44m)

UPVC double glazed window, central heating radiator and exposed beams.

### Bedroom Four

13' x 7'11 (3.96m x 2.41m)

UPVC double glazed window, central heating radiator, smoke alarm and exposed beams.

### Bedroom Five

12'7 x 10'4 (3.84m x 3.15m)

UPVC double glazed window, central heating radiator and smoke alarm.

### Bathroom

8' x 5'3 (2.44m x 1.60m)

Central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, extractor fan, PVC panel elevation and wood effect flooring.

## Second Floor

### Landing

5'7 x 2'7 (1.70m x 0.79m)

Velux window, smoke alarm and doors to bedroom one and shower room.

### Bedroom One

16'5 x 10'1 (5.00m x 3.07m)

UPVC double glazed window, central heating radiator and smoke alarm.

### Shower Room

9'4 x 4'7 (2.84m x 1.40m)

Dual flush WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, extractor fan, tiled elevation and wood effect flooring.

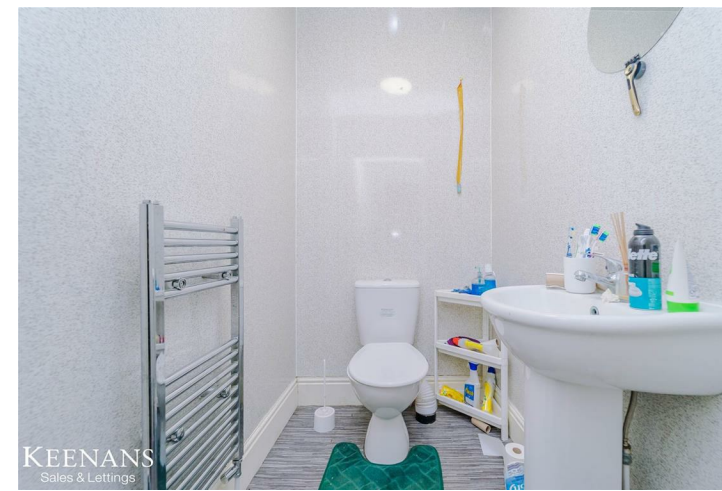
## External

### Front

Artificial lawn.

### Rear

Enclosed yard, outbuilding and gated access to rear.



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