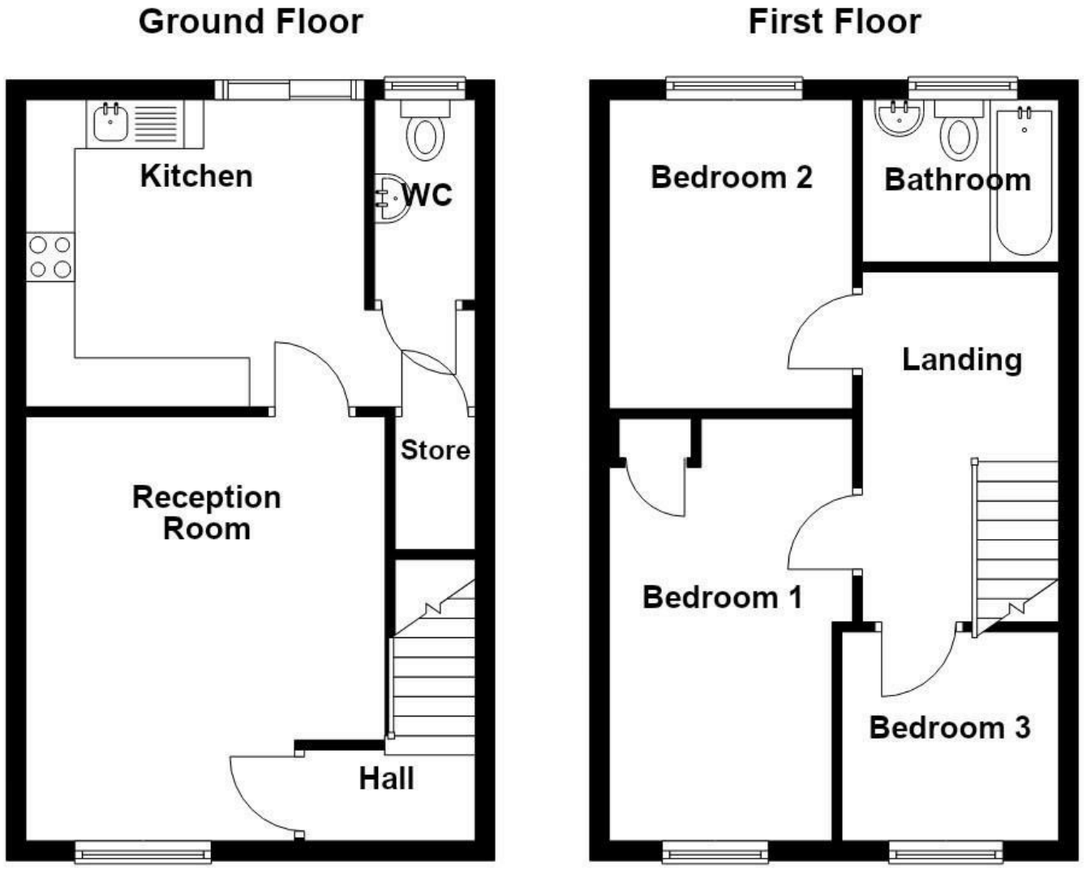
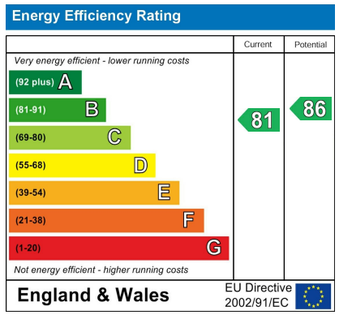
Keenans













Poets Close, Salford, M6 6FQ

£1,350 Per Calendar Month

A FANTASTIC THREE BEDROOM FAMILY HOME

Nestled in the charming area of Poets Close, Salford, this delightful three-bedroom house is being welcomed to the rental market. It offers a perfect blend of comfort and convenience. The property boasts its own driveway, providing easy access and ample parking for residents and guests alike.

Upon entering, you will be greeted by a spacious reception area that invites you to relax and unwind. The generous layout allows for versatile use, whether you wish to entertain guests or enjoy quiet family time. The kitchen is equally impressive, featuring ample space for cooking and dining, with a convenient WC located within the kitchen area for added practicality.

The three well-proportioned bedrooms provide a peaceful retreat, ideal for families or those seeking extra space for guests or a home office. The property is designed to cater to modern living, ensuring that every corner is utilised effectively.

In summary, this property presents an excellent opportunity for those looking to settle in Salford. With its spacious interiors, private driveway, and convenient location. Do not miss the chance to make this lovely house your new rental home. Please contact our Lettings team to book your viewing.

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.

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www.keenans-estateagents.co.uk

Poets Close, Salford, M6 6FQ

£1,350 Per Calendar Month

3 1 1 B

- An Enviable End Terraced Property
- Sought After Location
- Off Road Parking
- Enclosed Rear Garden
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating B
- Beautifully Presented
- Perfect Family Home
- Council Tax Band A

Ground Floor

Entrance
UPVC double glazed door to the Entrance Hallway

Entrance Hallway
5'9 x 3'1 (1.75m x 0.94m)

Door leading to the reception room, staircase to the first floor.

Reception Room
15'9 x 12'1 (4.80m x 3.68m)

UPVC double glazed window, central heating radiator, television point, laminate flooring, door leading to the kitchen.

Kitchen
11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, central heating radiator, a range of high glossed wall and base units, solid wood surface, ceramic sink with double draining board, spring mixer tap, integrated oven with a four ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, lino flooring, doors leading to a WC and UPVC double glazed French doors to the rear.

WC
6'9 x 3'5 (2.06m x 1.04m)

Central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, extractor fan, lino flooring.

First Floor

Landing
13'3 x 6'8 (4.04m x 2.03m)

Loft access, doors leading to three bedrooms and bathroom.

Bedroom One
14'2 x 7'6 (4.32m x 2.29m)

UPVC double glazed window, central heating radiator, fitted storage.

Bedroom Two
12'2 x 7'6 (3.71m x 2.29m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'4 x 7 (2.24m x 2.13m)

UPVC double glazed window, central heating radiator, integrated storage.

Bathroom
6'7 x 5'5 (2.01m x 1.65m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer tap and a direct feed over head shower, PVC panelled elevations, extractor fan, lino flooring.

External

Front
Block paved driveway for multiple vehicles and stone chipped beddng areas.

Rear
Enclosed garden with laid to lawn, paving and mature shrubs.










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