



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) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Elleray Road, Salford, M6 7RA

£1,300

DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE IN A POPULAR AREA OF SALFORD, RENTAL OPPORTUNITY!

Maintained to the highest standard, this beautiful three bedroom, mid terraced home is being proudly welcomed to the rental market in the heart of Salford. This is the perfect family home, boasting three bright bedrooms, two reception rooms, fitted kitchen, a three bathroom suite, a spacious cellar as well as a rear enclosed yard and front garden. With this property being situated in a convenient location to access well regarded schools, local amenities and popular commuter routes, it is definitely not one to be missed!

This property comprises briefly: entrance into the vestibule with a door providing access to the hallway. The hallway has stairs leading to the first floor and two doors providing access to two reception rooms, the kitchen and the lower ground floor cellar. The kitchen offers access to the rear yard. From the first floor, there are doors providing access to three bedrooms and a three piece bathroom suite. Externally, this property offers a rear, enclosed, paved yard with a gate to a shared access road. To the front, there is an enclosed paved garden with bedding areas.

To arrange any viewings, please contact our Lettings team.

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 3  1  2  D

- Mid Terrace Property
 - Two Reception Rooms
 - On Street Parking
 - Close Proximity To Amenities
- Three Bedrooms
 - Three Piece Bathroom
 - Neutral Finish
- Modern Fitted Kitchen
 - Enclosed Rear Yard
 - Lower Ground Floor Cellar

Ground Floor

Entrance Vestibule

3'8 x 2'11 (1.12m x 0.89m)

UPVC double glazed front entrance door, tiled flooring and door to the hallway.

Hallway

20' x 4'9 (6.10m x 1.45m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor, door to the cellar and doors to two reception rooms and kitchen.

Reception Room One

12'8 x 10'10 (3.86m x 3.30m)

UPVC double glazed bay window, central heating radiator, television point, coving and wood effect flooring.

Reception Room Two

13'4 x 11'4 (4.06m x 3.45m)

UPVC double glazed window, central heating radiator, television point and wood effect flooring.

Kitchen

13'7 x 9'11 (4.14m x 3.02m)

UPVC double glazed window, central heating radiator, range of laminate wall and base units with wood surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, Indesit oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, smoke alarm, wood effect flooring and door to the rear.

Lower Ground Floor

Cellar

19' x 16'4 (5.79m x 4.98m)

Central heating radiator and smoke alarm.

First Floor

Landing

17' x 4'10 (5.18m x 1.47m)

Smoke alarm, loft access and doors to three bedrooms and bathroom.

Bedroom One

16'8 x 10'11 (5.08m x 3.33m)

Two UPVC double glazed windows, central heating radiator, television point and wood effect flooring.

Bedroom Two

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window, central heating radiator, television point and wood effect flooring.

Bathroom

6'10 x 6'7 (2.08m x 2.01m)

UPVC double glazed frosted window, central heating towel rail, dual

flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations, spotlights, extractor fan and wood effect flooring.

External

Rear

Enclosed paved yard.



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