



*Kersal Wood Avenue*  
Salford

**Miller Metcalfe**  
*Every step of the way*

# Kersal Wood Avenue

Salford

Semi Detached  2  1 EPC Rating - B

\*\*\* Simply Must Be Viewed - Stunning Extended Modern Semi-Detached Freehold Home Situated Within a Popular and Highly Convenient Location With Easy Access to Manchester City Centre, Early Viewing Strongly Advised to Avoid Disappointment \*\*\*

This superb home has been extended by the current owner to the ground floor and now boasts well-proportioned accommodation that is ideally suited to modern living and simply must be viewed in person to be fully appreciated.

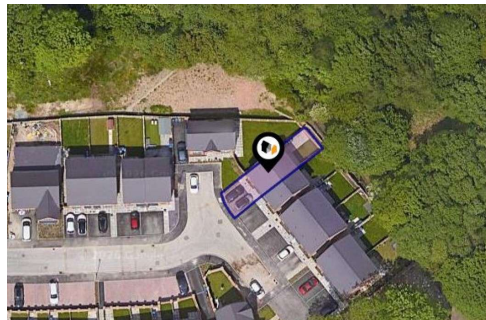
The fabulous living space comprises an inviting entrance hall, a cloakroom/wc, superb light and airy lounge which is open plan to a further sitting/dining area and a stunning fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double fitted bedrooms plus an attractive three-piece bathroom completes the accommodation.

Outside the property is garden fronted whilst a double driveway provides ample off-road parking. The rear garden is enclosed, being private and not overlooked offering excellent space for relaxing, children's play and al-fresco entertaining.

The popular location is within easy access to the many local shops and amenities and is well placed for major transport links making it easy to commute into Manchester City centre and across the Northwest.

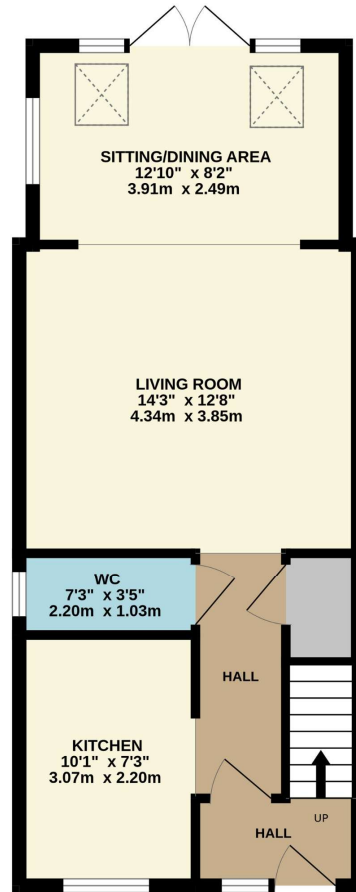
Rarely do homes of this calibre come to the market and never tend to be available to buy for long. As such, an early internal viewing is strongly recommended to avoid disappointment.

- TENURE  
Freehold
- LOCAL AUTHORITY AND COUNCIL TAX  
Bury - Band B- £1,870 Per Year
- FLOOD RISK  
Very Low
- BROADBAND  
Basic - 7 Mbps  
Superfast - 42 Mbps  
Ultrafast - 2,000 Mbps
- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

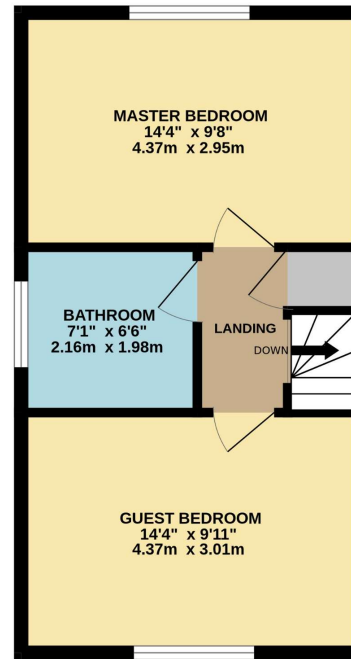




GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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