



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 | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 91 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 79 |
| EU Directive 2002/91/EC | |
| England & Wales | |

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.

Innings Drive, Salford, M6 8DH

Offers Over £230,000

NEW TO MARKET - TWO BED END TERRACED

Nestled on the charming Innings Drive in Salford, this delightful end-terraced home is an ideal choice for families seeking comfort and convenience. As you approach the property, you will be greeted by a well-maintained driveway that provides ample parking space.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. This inviting area seamlessly flows into the kitchen, which is designed for both functionality and style. The kitchen is equipped with a convenient WC and features elegant French doors that open up to a large rear garden, creating a wonderful indoor-outdoor living experience.

Venturing upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, providing essential amenities for everyday living.

The expansive rear garden is a standout feature of this property, offering plenty of space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying sunny afternoons with family and friends.

This home is not only well-suited for family life but also benefits from its proximity to local amenities and transport links, to Manchester City Centre and beyond, making it a practical choice for those looking to settle in a vibrant community. With its appealing layout and outdoor space, this property is a wonderful opportunity for anyone looking to create lasting memories in a welcoming environment.

Nature lovers and families alike will enjoy nearby Buile Hill Park, which features tennis courts, outdoor gym equipment, a children's play area, and a café within the historic Buile Hill Mansion.

Innings Drive, Salford, M6 8DH

Offers Over £230,000



- Two Bedroom End Terraced Home
- French Doors To Rear Garden
- Off Road Parking
- Spacious Reception Room
- Large Private Rear Garden
- EPC Rating - C
- Fitted Kitchen With Ground Floor WC For Convenience
- Close To Local Amenities And Transport Links
- Council Tax Band - B

Ground Floor

Entrance

Composite door to hallway.

Hallway

4'2 x 4'9 (1.27m x 1.45m)

Central heating radiator, smoke alarm, door leading to reception room, stairs to first floor.

Reception Room

10'11 x 14 (3.33m x 4.27m)

UPVC double glazed window, central heating radiator, door leading to kitchen, television point under stairs storage.

Kitchen

14'5 x 11'1 (4.39m x 3.38m)

Central heating radiator, high gloss wall and base units, laminate surfaces, tiled splashbacks, double sink with drainer and spring mixer tap, gas hob, integrated double oven, stainless steel extractor hood, plumbing for washing machine, integrated fridge freezer, smoke alarm, spotlights, tiled effect flooring, door leading to WC, UPVC French doors to rear garden.

WC

3'6 x 5'4 (1.07m x 1.63m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a dual flush WC and pedestal wash basin with traditional taps, tiled effect flooring.

First Floor

Landing

3'5 x 4'5 (1.04m x 1.35m)

Doors leading to two bedrooms and bathroom.

Bedroom One

14'4 x 10 (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, over stairs storage.

Bedroom Two

15'1 x 7'4 (4.60m x 2.24m)

UPVC double glazed window, central heating radiator.



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