



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Trentham Lawns, Salford, M6 6QN

£1,300

THREE BEDROOM TERRACE IN SALFORD

Situated in the desirable area of Trentham Lawns, Salford, this charming mid-terrace house presents an excellent opportunity for families or couples seeking additional space. The property boasts a spacious reception room that is both inviting and functional, featuring a convenient serving hatch to the kitchen. This delightful room overlooks the enclosed rear garden, which is laid to lawn, providing a perfect setting for outdoor relaxation and family gatherings.

Upstairs, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The layout includes a separate toilet and bathroom, ensuring added privacy and convenience for all residents.

This home is ideally suited for those who appreciate a blend of comfort and practicality, making it a wonderful choice for family living or for couples who desire extra room to grow. With its appealing features and prime location, this property is not to be missed.

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Trentham Lawns, Salford, M6 6QN

£1,300

 3  1  1  C

- Three Well Proportioned Bedrooms
- On Street Parking
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Ideal Home For A Couple Or Small Family
- Close Proximity To Local Amenities
- EPC Rating C
- Low Maintenance Garden Space
- Recent Makeover

Ground Floor

Enclose paved pathway.

Entrance

Composite frosted door to hall.

Hall

10'2 x 2'8 (3.10m x 0.81m)

Central heating radiator, smoke alarm, storage room, wood effect flooring, doors to kitchen, reception room and stairs to first floor.

Kitchen

10'2 x 9'8 (3.10m x 2.95m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer, space for freestanding oven, plumbing for washing machine, space for fridge freezer, serving hatch to reception room, extractor fan and wood effect flooring.

Reception Room

19'7 x 11' (5.97m x 3.35m)

Two UPVC double glazed windows, dado rail, two central heating radiators, wood effect flooring and door to rear.

First Floor

Landing

7'2 x 5'7 (2.18m x 1.70m)

Smoke alarm, two storage cupboards, doors to three bedrooms and bathroom.

Bedroom One

12'9 x 8'8 (3.89m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'6 x 5'4 (4.72m x 1.63m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'8 x 5'3 (3.86m x 1.60m)

UPVC double glazed window and central heating radiator.

Bathroom

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed window, central heating radiator, pedestal wash basin, panel bath, overhead direct feed shower, part tiled elevation and wood effect flooring.

WC

4'10 x 2'10 (1.47m x 0.86m)

UPVC double glazed window, low flush WC and wood effect flooring.

External

Rear

Enclosed laid to lawn garedn, paving and gate to shared access road.

Front

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