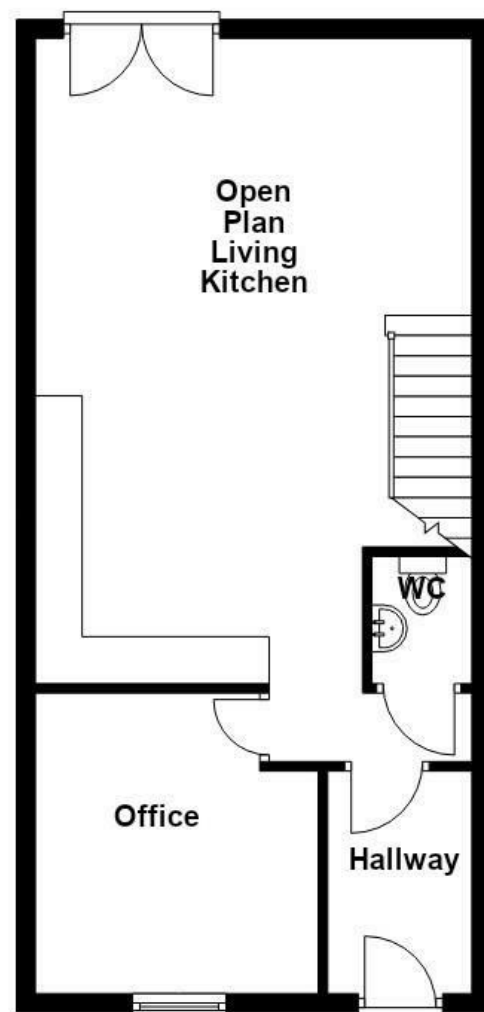
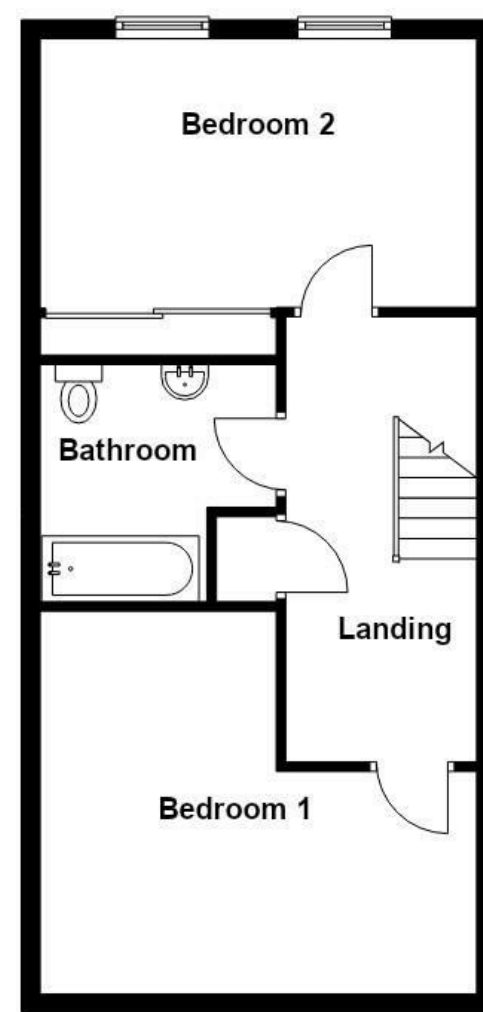


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(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.

Springfield Lane, Salford, M3 7FH

Offers Over £375,000

Nestled in the heart of Salford, at Springfield Lane, this modern house offers a perfect blend of contemporary living and convenience. With its prime location, residents will enjoy easy access to the vibrant city centre, making it an ideal choice for those who appreciate urban life while seeking a tranquil retreat at home.

The property boasts excellent transport links, ensuring that commuting into the city is both quick and hassle-free. With the River Irwell right on your doorstep and a short walk to the town centre and the new and expanding Colliers Yard development, you will find that this home places you right at the centre of it all.

Inside, the house is adorned with lovely decor that enhances its modern appeal. Each room has been thoughtfully designed to create a warm and inviting atmosphere, making it a perfect space for both relaxation and entertaining. The stylish interiors are sure to impress, providing a comfortable environment for you and your family.

This property is not just a house; it is a home that offers a lifestyle of convenience and comfort. If you are looking for a modern residence that is close to the city and beautifully decorated, this is an opportunity not to be missed. Come and experience the charm of this delightful home in Salford.

Springfield Lane, Salford, M3 7FH

Offers Over £375,000

 3  1  1  B

- End Terrace Property
- Close Proximity To Town Centre Amenities
- Two Parking Spaces
- EPC Rating B
- Three Bedrooms
- Modern Three Piece Bathroom
- Leasehold
- Contemporary Open Plan Living Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

7'9 x 5'1 (2.36m x 1.55m)

Composite front entrance door and doors to office, open plan living kitchen and WC.

Office/Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, central heating radiator and laminate flooring.

WC

4'5 x 3'6 (1.35m x 1.07m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin and laminate flooring.

Open Plan Living Kitchen

22'7 x 15'4 (6.88m x 4.67m)

Central heating radiator, range of high gloss wall and base units with laminate surfaces, electric oven with four ring electric hob, extractor hood, inset sink with mixer tap, integrated fridge freezer and washing machine, spotlights, laminate flooring and French doors to the rear.

First Floor

Landing

14' x 7' (4.27m x 2.13m)

Central heating radiator, laminate flooring and doors to two bedrooms and bathroom.

Bedroom One

15'4 x 12'7 (4.67m x 3.84m)

UPVC double glazed window, central heating radiator and door to the balcony.

Bedroom Two

15'4 x 10'6 (4.67m x 3.20m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

8'4 x 8'3 (2.54m x 2.51m)

Central heating radiator, dual flush WC, wall mounted wash basin, panelled bath with direct feed shower overhead, part tiled elevations and lino flooring.

External

Rear

Enclosed decked and stone chipped garden with paved pathway and privacy hedge. Opposite the garden are two parking spaces with EV charger.



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