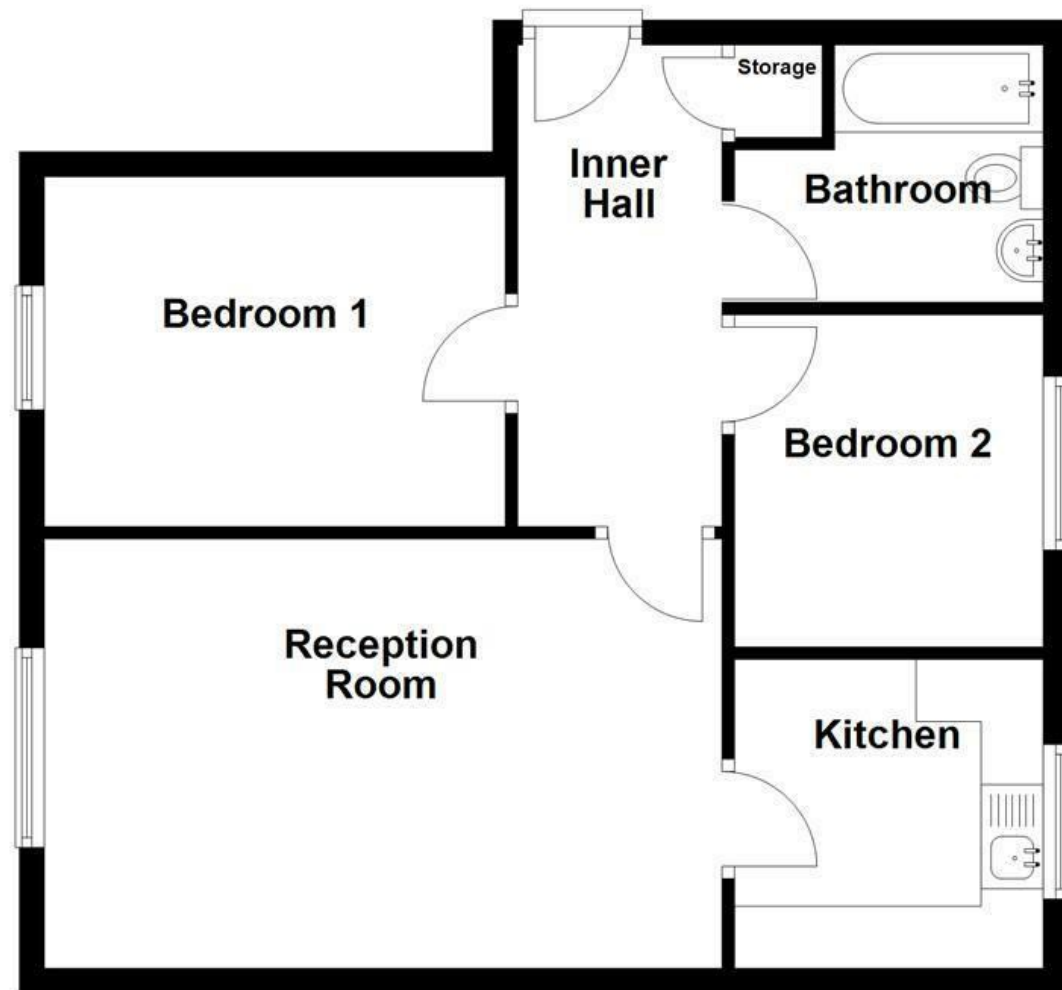


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Park Road, Salford, M6 8JS

£130,000

SPACIOUS TWO BEDROOM SECOND FLOOR FLAT

Situated on Park Road in Salford, this second-floor flat offers a delightful living space finished in neutral tones, making it a perfect canvas for your personal touch. The property boasts two generously sized bedrooms, providing ample room for relaxation and rest. The well-proportioned living room is an inviting area, ideal for both entertaining guests and enjoying quiet evenings at home.

Convenience is a key feature of this property, as it is situated in a location that offers excellent access to commuter routes, making it an ideal choice for professionals seeking a hassle-free lifestyle. Additionally, residents will appreciate the benefit of parking facilities and beautifully maintained communal gardens, perfect for enjoying the outdoors without the burden of upkeep.

This flat is particularly suited for first-time buyers or professional couples looking for a comfortable and accessible home. With its spacious layout and convenient amenities, it presents a wonderful opportunity to embrace modern living in a vibrant area. Don't miss the chance to make this lovely flat your new home.

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Park Road, Salford, M6 8JS

£130,000

 **2**  **1**  **1**  **D**

- Spacious Second Floor Flat
 - Council Tax Band A
 - Communally maintained gardens
 - Easy Access To commuter Routes
- Tenure Leasehold
 - Convenient Salford Location
 - EPC Rating D
- Two Good Sized Bedrooms
 - Parking Available
 - Great For Professional Couples Or First Time Buyers

Entrance
Through communal lobby with stairs to second floor entrance and door to inner hall.

Inner Hall
Storage heater, doors to two bedrooms, reception room and storage/airing cupboard.

Bedroom One
12'2 x 9'3 (3.71m x 2.82m)
UPVC double glazed window and storage heater.

Reception Room
17'10 x 11'4 (5.44m x 3.45m)
UPVC double glazed window, two storage heaters, television point and door to kitchen.

Kitchen
8'2 x 8'2 (2.49m x 2.49m)
UPVC double glazed window, wall and base units, laminate work top, space for freestanding oven, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge and wood effect flooring.

Bedroom Two
8'9 x 8'2 (2.67m x 2.49m)
UPVC double glazed window and storage heater.

Bathroom
8'2 x 6'7 (2.49m x 2.01m)
Low flush WC, pedestal wash basin, panel bath with overhead electric feed shower, part tiled elevation, electric heater and wood effect flooring.

External
Communal gardens and parking.



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