



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

Moorfield Road, Salford, M6 7GD

£280,000

SPACIOUS THREE BEDROOM HOME IN SALFORD

Nestled on the charming Moorfield Road in Salford, this delightful house presents a wonderful opportunity for those looking to create their dream home. The property boasts an enclosed rear garden, complete with a shed and ample bedding areas, perfect for gardening enthusiasts or those who simply wish to enjoy outdoor space.

Inside, the house features two generously sized reception rooms, providing plenty of room for relaxation and entertaining. The layout is both practical and inviting, making it an ideal setting for family gatherings or quiet evenings at home. The property offers two spacious double bedrooms, ensuring comfort and privacy for all occupants. Additionally, there is a third bedroom that can easily be transformed into a functional office space, catering to the needs of modern living.

While the house does require some work, it is brimming with potential and offers a blank canvas for creative minds. With a little vision and effort, this property can be transformed into a stunning home that reflects your personal style.

This is a fantastic opportunity for buyers seeking a project in a desirable location. With its spacious rooms and lovely garden, this house is ready to welcome new owners who are eager to make it their own. Don't miss the chance to explore the possibilities that await in this promising property.

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Moorfield Road, Salford, M6 7GD

£280,000



- Semi Detached Property
 - Fitted Kitchen
 - Enclosed Rear Garden
 - EPC Rating: TBC
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Leasehole
- Two Reception Rooms
 - On Street Parking And Garage
 - Council Tax Band: C

Ground Floor

Vestibule
7'10 x 1'8 (2.39m x 0.51m)
Hardwood frosted entrance door and door to hall.

Hall
14'10 x 7'10 (4.52m x 2.39m)
Central heating radiator, smoke alarm, under stairs storage, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One
13'3 xx 12'5 (4.04m xx 3.78m)
UPVC double glazed bay window, central heating radiator, coving, picture rail, gas fire, tiled hearth and surround and wood mantle.

Reception Room Two
12'5 x 12'4 (3.78m x 3.76m)
UPVC double glazed box window, central heating radiator, picture rail, gas fire, marble effect hearth and surround and wood mantle.

Kitchen
8'11 x 7'10 (2.72m x 2.39m)
UPVC double glazed window, spotlights, wall and base units, laminate worktops, stainless steel sink with draining board and mixer taps, integrated oven in high rise unit, four burner gas hob, extractor hood, space for microwave, space for under counter fridge, part tiled elevation, vinyl flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
7'11 x 6'10 (2.41m x 2.08m)
Doors to three bedrooms and shower room.

Bedroom One
13'2 x 12'4 (4.01m x 3.76m)
UPVC double glazed bay window, central heating radiator, coving and picture rail.

Bedroom Two
13' x 12'6 (3.96m x 3.81m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three
9'5 x 7'10 (2.87m x 2.39m)
UPVC double glazed window, central heating radiator and picture rail.

Shower Room
9'2 x 7'2 (2.79m x 2.18m)
UPVC double glazed frosted window, central heated towel rail, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure and tile effect flooring.

External



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