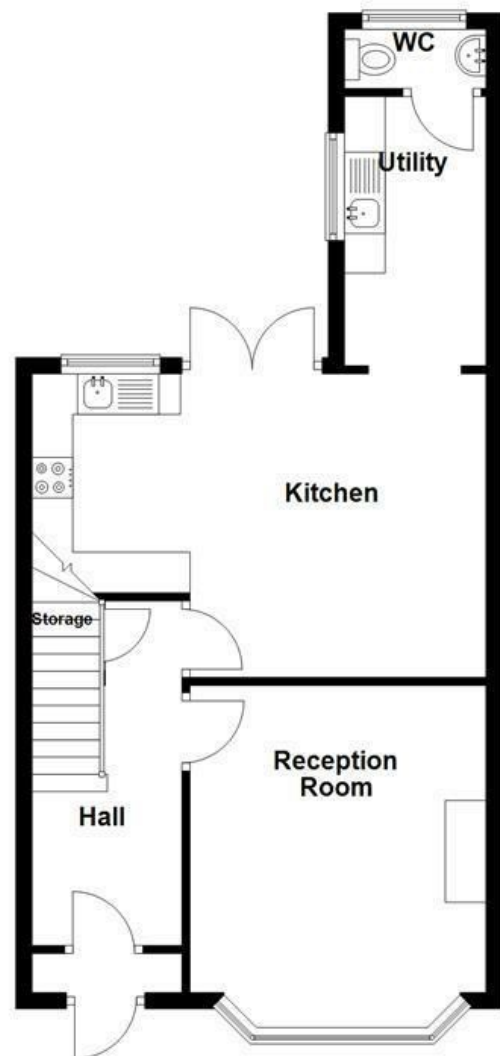
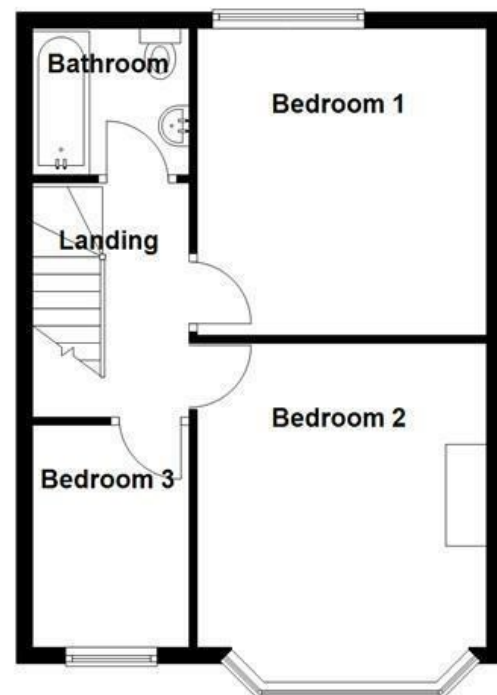


Ground Floor



First Floor



Longmead Road, Salford, M6 7EU

£325,000


SPACIOUS THREE BEDROOM SEMI DETACHED

Nestled on Longmead Road in the vibrant area of Irlam O'th Height Salford, this newly renovated house offers a delightful blend of comfort and practicality. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a versatile living space.

Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The heart of the home is undoubtedly the open kitchen and dining area, which is designed for modern living. This space is not only bright and airy but also adjoins a convenient utility room, complete with a downstairs WC, making daily life that much easier.

Upstairs, you will find two generous double bedrooms that offer ample space for rest and personalisation. The third bedroom, while slightly smaller, presents an excellent opportunity to be transformed into a home office, catering to the needs of those who work from home or require additional space for hobbies. The property also boasts a rear enclosed yard, providing a private outdoor area for enjoying the fresh air, gardening, or simply unwinding after a long day.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

Longmead Road, Salford, M6 7EU

£325,000

 3  1  2  E

- Tenure Leasehold
 - On Street Parking
 - Ideal Family Home Or Investment Opportunity
- EPC Rating E
 - Three Well Proportioned Bedrooms
 - Enclosed Ample Rear Garden Space
- Council Tax Band B
 - Viewing Essential
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite

Ground Floor

Entrance

Composite frosted door to hall.

Hall

13'11 x 6'1 (4.24m x 1.85m)

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

Reception Room

12'5 x 11'11 (3.78m x 3.63m)

UPVC double glazed window and central heating radiator.

Kitchen

18'7 x 12'3 (5.66m x 3.73m)

UPVC double glazed window, central heating radiator, range of wall and base units, quartz work tops and upstands,, stainless steel sink and mixer tap with draining ridges, integrated oven, four ring induction hob, extractor fan, integrated dishwasher, fridge and freezer, spotlights, wood effect flooring, UPVC double glazed French doors to rear garden and open passage to utility.

Utility

10'10 x 5'8 (3.30m x 1.73m)

UPVC double glazed window, central heating radiator, base units, quartz work top and upstand, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, wood effect flooring and door to WC.

WC

5'8 x 2'5 (1.73m x 0.74m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan and wood effect flooring.

Landing

9'4 x 6'2 (2.84m x 1.88m)

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'5 x 11'8 (3.78m x 3.56m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 11'1 (3.78m x 3.38m)

UPVC double glazed bay window and central heating radiator.

Bedroom Three

9'2 x 6'11 (2.79m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

5'11 x 6'2 (1.80m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, part tiled elevation, spotlights, extractor fan and tiled effect flooring.

External

Front

Enclosed paved courtyard with bedding area and mature shrubs.

Rear

Enclosed garden with paving, stone chippings, bedding areas, mature shrubbery and timber summer house.



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