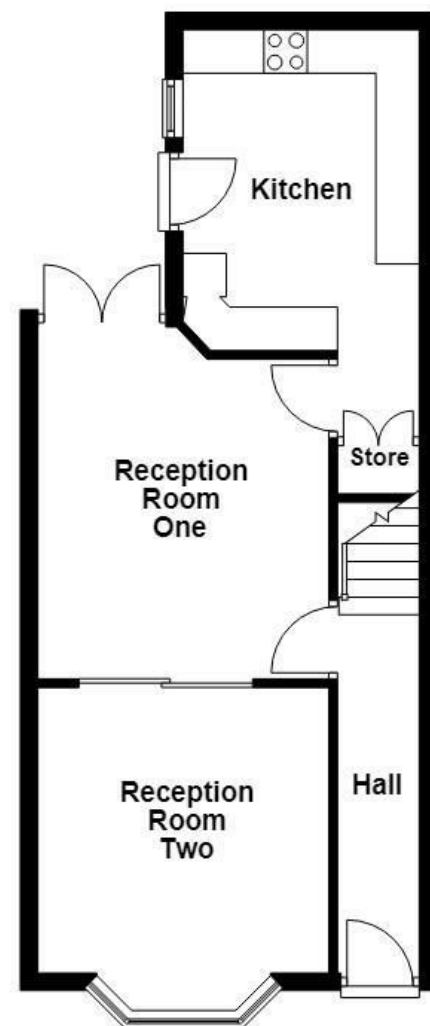
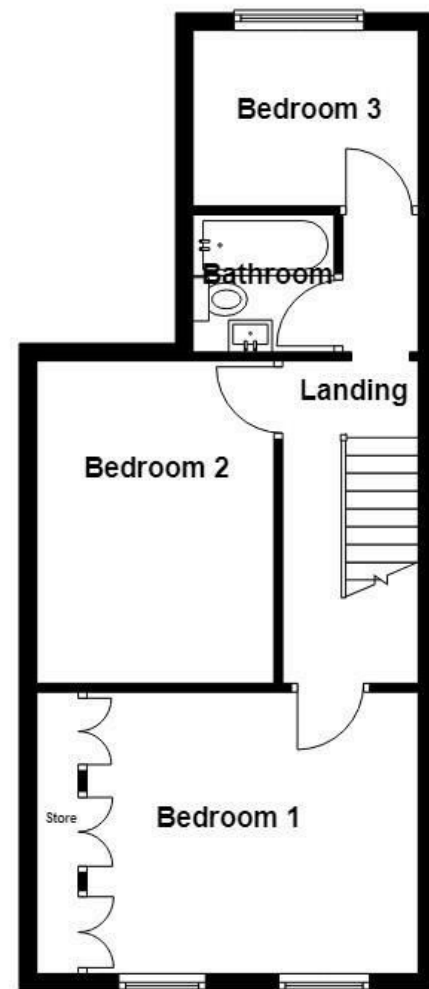


Ground Floor



First Floor



New Cross Street, Salford, M5 5EU

Offers Over £220,000

Welcome to this charming modern three-bedroom terraced home located on New Cross Street in the vibrant area of Salford. This delightful property boasts a bright and fresh atmosphere, making it an inviting space for both relaxation and entertaining.

As you enter, you will find two spacious reception rooms that offer versatility for your living needs. Whether you envision a cosy lounge for family gatherings or a stylish dining area for entertaining guests, these rooms provide the perfect backdrop. The natural light that floods through the windows enhances the welcoming feel of the home.

The property features three well-proportioned bedrooms, providing ample space for family or guests. Each room is designed to be a peaceful retreat, ensuring a restful night's sleep. The modern bathroom is conveniently located, offering both functionality and comfort. The property also benefits from a dry-boarded loft space with a fitted ladder, providing excellent additional storage and easy access.

One of the standout features of this home is the low-maintenance garden, which allows you to enjoy outdoor space without the hassle of extensive upkeep. It is an ideal spot for enjoying a morning coffee or hosting summer barbecues.

Situated in Salford, this property benefits from excellent transport links and local amenities, making it a perfect choice for those seeking a vibrant community atmosphere. With its modern design and practical layout, this home is sure to appeal to a variety of buyers.

In summary, this modern three-bedroom terraced home on New Cross Street is a wonderful opportunity for anyone looking to settle in a lively area while enjoying the comforts of a well-designed property. Don't miss your chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(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.

New Cross Street, Salford, M5 5EU

Offers Over £220,000

 3  1  2  D

- Three Bedroom Mid Terrace Home
 - Low Maintenance Rear Garden
 - Ample On Street Parking Available
 - Tenure - Leasehold
- Two Spacious Reception Rooms
 - Well Presented Throughout
 - EPC Rating - TBC
- Modern Fitted Kitchen
 - No Chain
 - Council Tax Band - A

Ground Floor

Hallway

13'8 x 3'1 (4.17m x 0.94m)

Cornice coving, door leading to reception room two.

Reception Room One

14'2 x 10'3 (4.32m x 3.12m)

UPVC double glazed window, central heating radiator, laminate flooring, UPVC double glazed French doors leading to rear, door leading to kitchen, sliding doors leading to reception room two.

Reception Room Two

10'9 x 10'3 (3.28m x 3.12m)

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

Kitchen

13'2 x 8'7 (4.01m x 2.62m)

UPVC double glazed window, central heating radiator, panelled wall and base units, Corian surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven and induction hob, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, lino flooring, UPVC double glazed frosted door to rear.

First Floor

Landing

18'5 x 4'6 (5.61m x 1.37m)

Doors leading to three bedrooms and bathroom.

Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

12'2 x 9 (3.71m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'6 x 7'2 (2.59m x 2.18m)

UPVC double glazed window, central heating radiator.

Bathroom

5'5 x 5'2 (1.65m x 1.57m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a panelled bath with mixer tap and a overhead direct feed shower, tiled effect flooring, tiled elevations.

External

Rear

Enclosed paved rear with bedding areas.

Front

Paved courtyard.



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