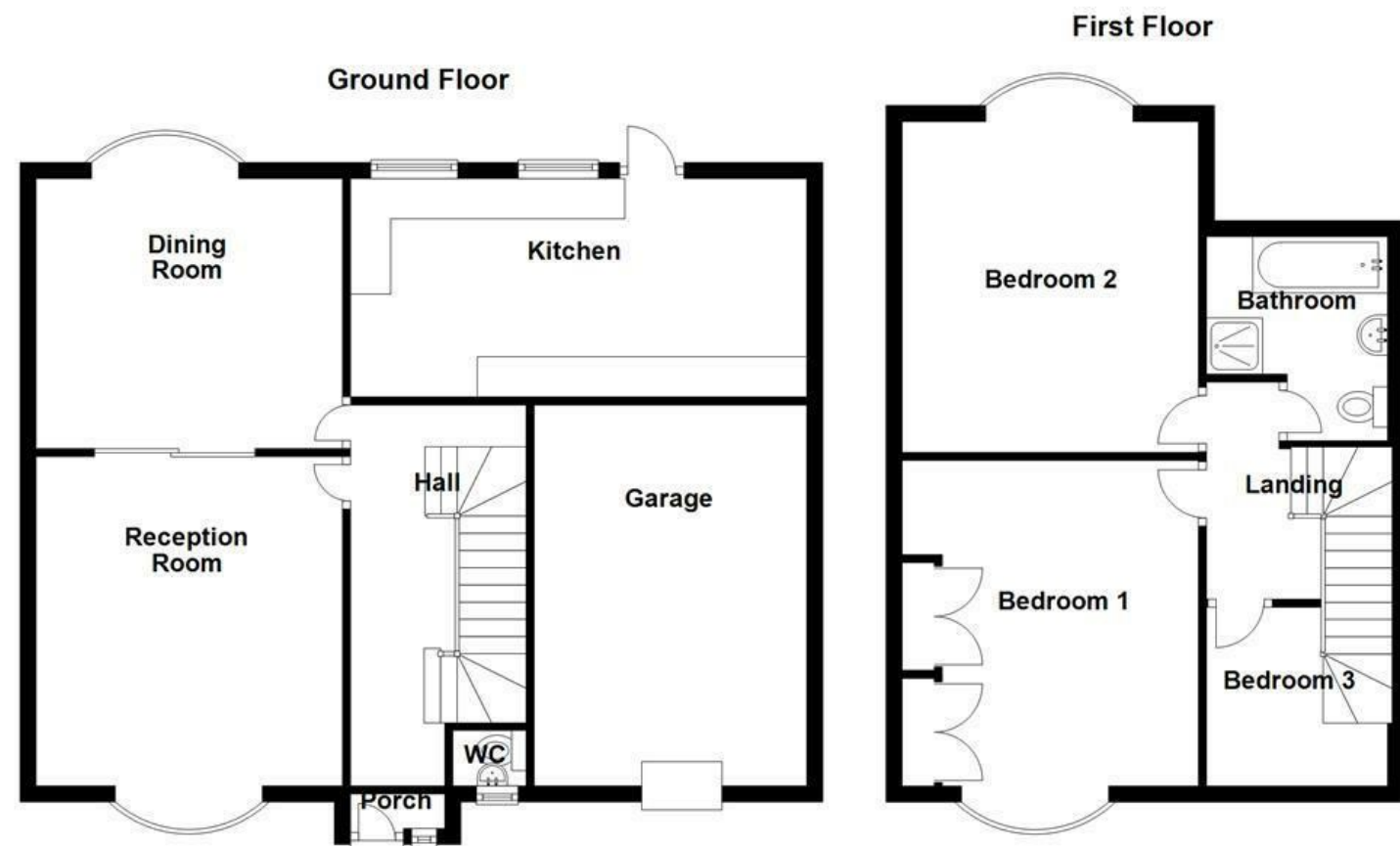




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Durham Road, Salford, M6 8NN

£425,000

IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME

This three bedroom detached family home is being proudly welcomed to the market. Conveniently located on a quiet development, this property is one not to be missed! Situated in close proximity to all local amenities, well regarded schools and major commuter routes, including routes leading directly into Manchester city centre. This property would be ideally suited to a professional couple looking for their long term home.

Comprising briefly to the ground floor; entrance via the porch into the hall way which has access to the reception room, dining room, kitchen and downstairs WC with stairs to the first floor. The under stairs is utilised as an office space making it perfect for remote working. The kitchen has access to the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom.

Externally, the property has a wrap around garden as well as a front and rear garden space. All with bedding areas and laid to lawn garden turf, at the front the property boasts a driveway providing parking for numerous vehicles.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Durham Road, Salford, M6 8NN

£425,000

**3**

**2**

**1**



- Tenure Leasehold
 - Off Road Parking With Driveway For Numerous Cars
 - Fitted Kitchen
- Council Tax Band D
 - Three Bedroom Detached Property
 - Ideal Family Home Or For A Professional Couple
- EPC TBC
 - Four Piece Bathroom Suite
 - Located On A Quiet Development But With Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed door to porch.

Porch

3'10 x 1'5 (1.17m x 0.43m)

UPVC double glazed window, tiled floor and door to hall.

Hall

12'6 x 7'2 (3.81m x 2.18m)

Central heating radiator, doors to downstairs WC, reception room one, dining room, kitchen, stairs to first floor, spotlights and wood effect floor.

Reception Room One

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed bay window, central heating radiator, fitted vanity top/television stand, laminate floor and sliding doors to dining room.

WC

3'2 x 2'3 (0.97m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted sink with mixer tap, fully tiled elevation and tiled floor.

Dining Room

12'6 x 11'2 (3.81m x 3.40m)

UPVC double glazed bay window, central heating radiator, laminate floor and fitted vanitytop/television stand.

Kitchen

18'8 x 8'11 (5.69m x 2.72m)

Two UPVC double glazed windows, base units, laminate work top, composite sink and drainer with mixer tap, four ring electric hob, tiled floor, spotlights and tiled splash back.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window, central heating radiator, laminate floor and fitted wardrobe.

Bedroom Two

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'5 x 7'3 (2.26m x 2.21m)

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

Bathroom

8'4 x 7'2 (2.54m x 2.18m)

UPVC double glazed frosted window, central heating radiator, panel bath, enclosed electric shower, wall mounted sink with mixer tap, dual flush WC, fully tiled elevation and tiled effect floor.

External

Front

Laid to lawn garden to the front and side with driveway and garage.

Rear

Laid to lawn garden.

