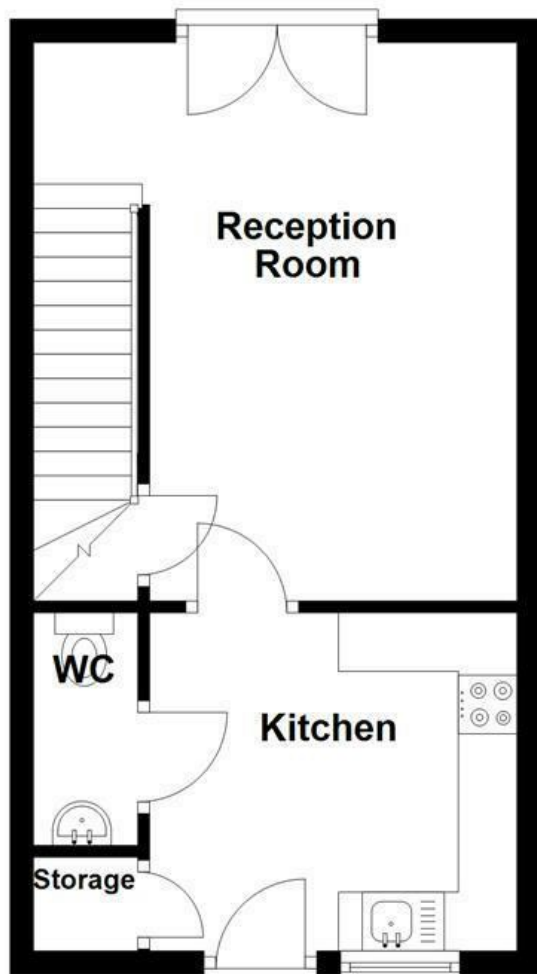
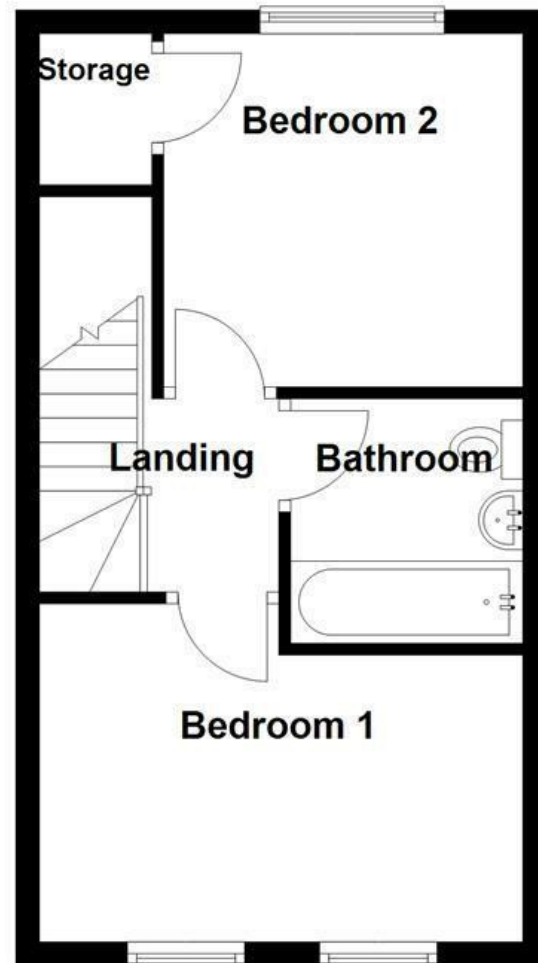


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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.

## Scanlon Lane, Salford, M5 4GW

### Offers Over £230,000

Nestled on the charming Scanlon Lane in Salford, this delightful house presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly.

The low maintenance garden is a particular highlight, offering a serene outdoor space without the burden of extensive upkeep. Off-road parking adds to the practicality of this home, making it easy for you and your guests to come and go with ease.

Inside, the property features a fitted kitchen that is both functional and stylish, perfect for preparing meals and entertaining. The reception room is a welcoming space, enhanced by French doors that open out to the rear garden, allowing for a seamless flow between indoor and outdoor living, especially on those lovely sunny days.

The neutral decor throughout the home provides a blank canvas, allowing you to personalise the space to your taste. With central heating ensuring warmth and comfort during the cooler months, this house is not only inviting but also practical for year-round living.

In summary, this property on Scanlon Lane is a wonderful choice for those seeking a comfortable and convenient home in Salford. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

# Scanlon Lane, Salford, M5 4GW

Offers Over £230,000

 2  1  1  B

- An Envidable Mid Terraced Property
- Two Bedrooms
- Sought After Location
- Modern Fixtures And Fittings
- Perfect Family Home
- Tenure Leasehold
- Council Tax Band B
- Off Road Parking
- EPC Rating B

## Ground Floor

Paved driveway and off road designated parking opposite house.

### Entrance

UPVC door with frosted window to kitchen.

### Kitchen

11 x 8'8 (3.35m x 2.64m)

UPVC double glazed window, central heating radiator, 4 ring gas stove, integrated washer/dryer, integrated fridge/freezer, high gloss wall and base units, stainless steel double basin with draining board and mixer tap, tiled splashback, doors to WC, storage and reception room, laminate flooring.

### WC

6'9 x 2'11 (2.06m x 0.89m)

Vinyl flooring, dual flush toilet and wall mounted sink.

### Reception Room

15'7 x 13'6 (4.75m x 4.11m)

UPVC double glazed window, French doors leading to the rear garden, central heating radiator, stairs leading to first floor, door leading to kitchen.

## First Floor

### Landing

### Bedroom One

13'7 x 9 (4.14m x 2.74m)

UPVC double glazed window, central heating radiator, loft access.

### Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)

UPVC double glazed window, central heating radiator, door to storage.

### Bathroom

6'10 x 6'6 (2.08m x 1.98m)

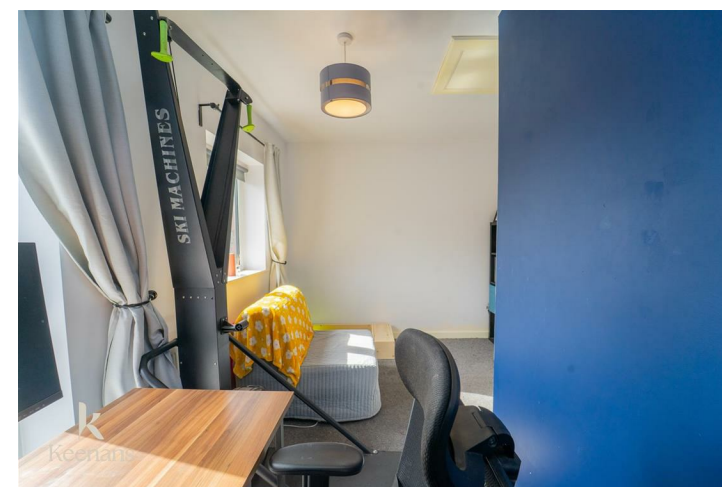
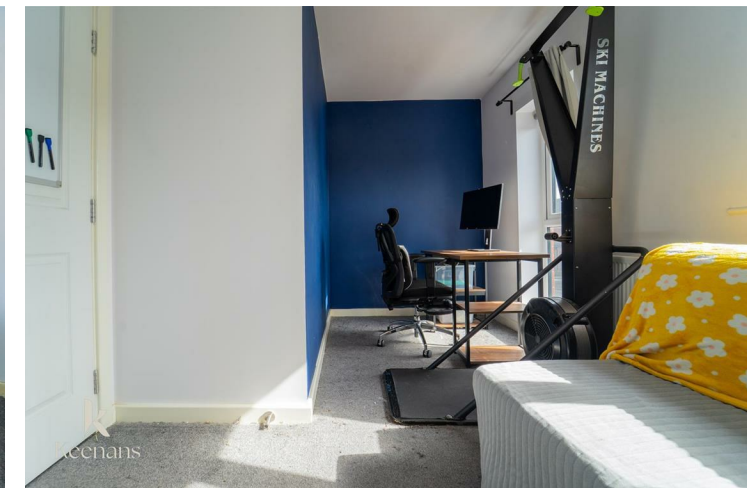
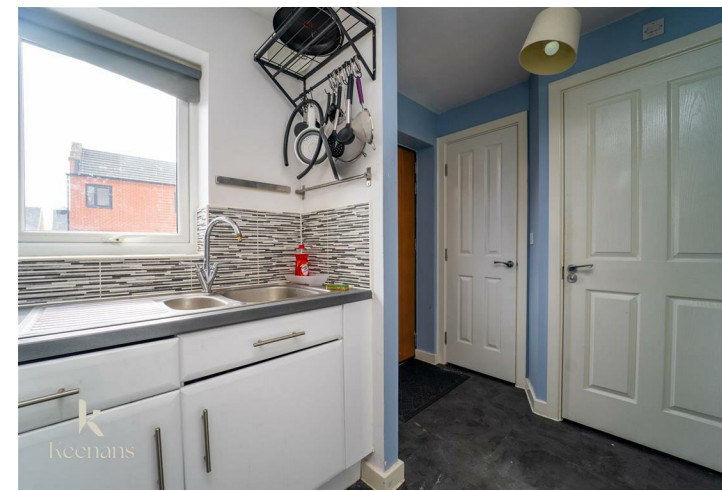
UPVC double glazed frosted window, electric towel heater, tiled walls and elevation, dual flush toilet, wash basin with traditional tap, panelled bath, overhead direct feed shower.

## External

### Rear

Paved path from back leading to French doors, gravel chips as bedding with wooden deck patio, electricity points.

### Front



Tel: 01617939622

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