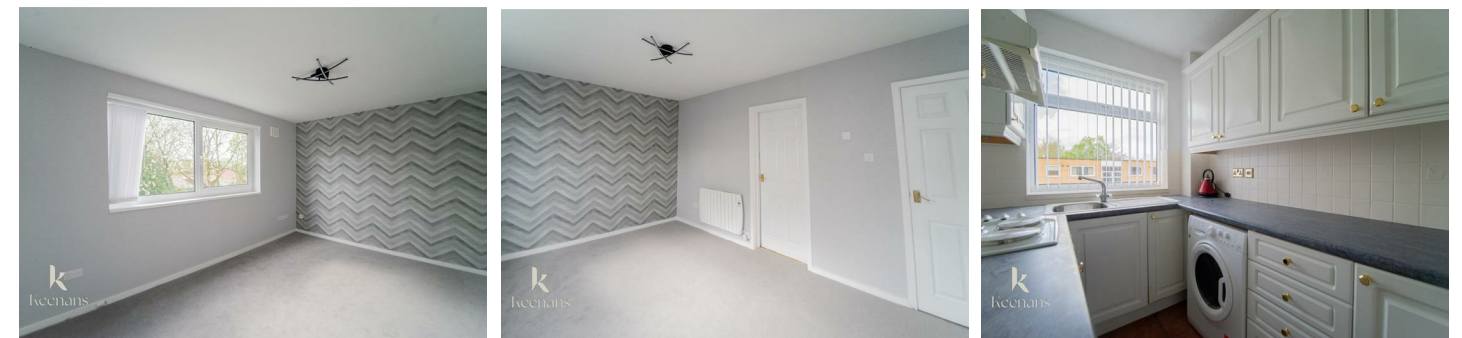


Ground Floor



## Cholmondeley Road, Salford, M6 8QH Offers In The Region Of £100,000

QUAINT ONE BEDROOM THIRD FLOOR APARTMENT

Situated in the tranquil surroundings of Cholmondeley Road, Salford, this charming one-bedroom apartment offers a delightful single-storey living experience. Perfectly situated within a quiet private estate, this property provides a serene retreat from the hustle and bustle of city life.

Upon entering, you will be greeted by a spacious bedroom that boasts ample natural light, creating a warm and inviting atmosphere. The generous reception room is ideal for relaxation or entertaining guests, providing a comfortable space to unwind after a long day.

The kitchen is equipped with modern fixtures and fittings, making it both stylish and functional for all your culinary needs. Whether you are preparing a simple meal or hosting a dinner party, this kitchen is sure to impress.

Completing this lovely flat is a large bathroom, designed for both comfort and convenience. With its ample space, it offers a perfect sanctuary for relaxation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		29	
(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.

# Cholmondeley Road, Salford, M6 8QH

Offers In The Region Of £100,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating F
- Communal Off Road Parking And gardens
- Fitted Kitchen
- Three Piece Bathroom Suite
- Generously Sized Bedroom
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

## Entrance Hall

12'8 x 3'8 (3.86m x 1.12m)

## Reception Room

14'8 x 10'4 (4.47m x 3.15m)

## Kitchen

10'9 x 6'3 (3.28m x 1.91m)

## Bedroom

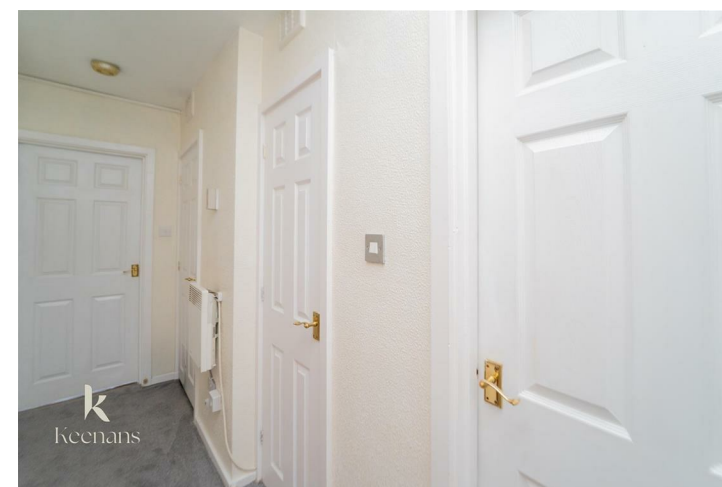
14'7 x 9'1 (4.45m x 2.77m)

## Bathroom

10'5 x 5'4 (3.18m x 1.63m)

## External

Communal parking and gardens. Garage available to rent for this property



Tel: 01617939622

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