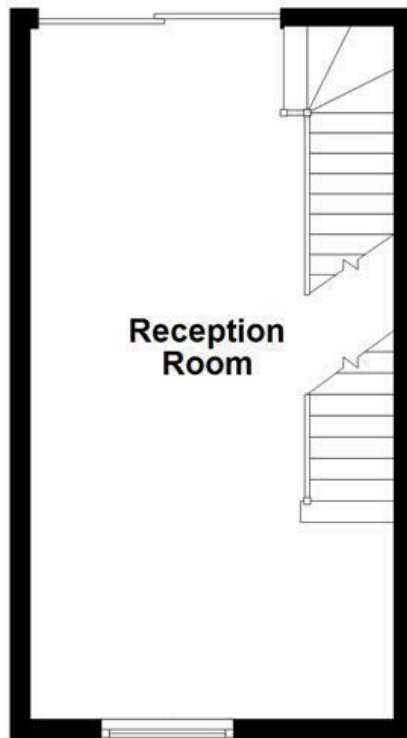


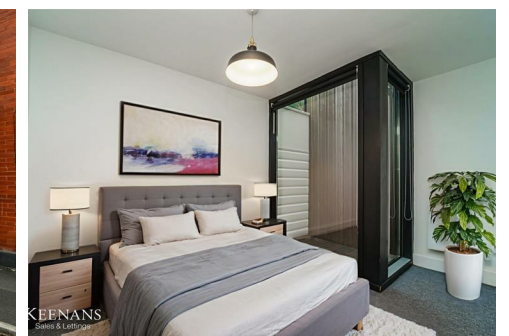
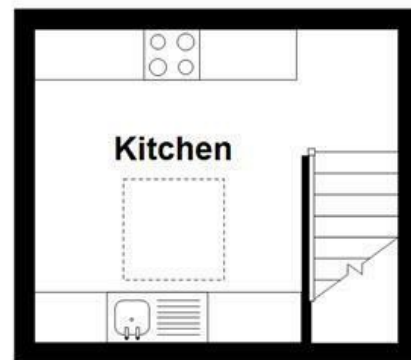
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Reservoir Street, Salford, M6 5NB

Offers Over £200,000

MODERN MID TERRACE HOME

Situated on Reservoir Street in the vibrant area of Salford, this unique mid-terrace property offers a delightful blend of modern living and practical design. Spanning three floors, the house features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, perfect for entertaining guests or enjoying quiet evenings. The property has been finished to a modern standard, ensuring that you can move in with ease and enjoy contemporary comforts.

The three-piece bathroom suite is thoughtfully designed, providing a stylish and functional space for your daily routines. Additionally, the low-maintenance terrace at the rear of the property offers a private outdoor area, ideal for relaxing or hosting summer gatherings without the burden of extensive upkeep.

This terraced house is not only a beautiful home but also benefits from its prime location in Salford, which boasts excellent transport links and a variety of local amenities. Whether you are looking to explore the cultural offerings of the city or simply enjoy the convenience of nearby shops and parks, this property is perfectly situated to meet your needs.

In summary, this mid-terrace house on Reservoir Street is a fantastic opportunity for those seeking a modern, low-maintenance home in a lively community. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or renters.

Reservoir Street, Salford, M6 5NB

Offers Over £200,000

 **2**  **1**  **1**  **D**

- Unique Mid Terrace Property
 - Spread Across Three Floors
 - Parking Spaces Available
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Enclosed Terrace to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

10'9 x 3'11 (3.28m x 1.19m)
Aluminium front door, central heating radiator, sliding doors leading to two bedrooms, bathroom, door to understairs storage and stairs to first floor.

Bedroom One

11'11 x 10'7 (3.63m x 3.23m)
Two aluminium double glazed corner to corner windows and central heating radiator.

Bedroom Two

9'8 x 8'4 (2.95m x 2.54m)
Aluminium double glazed window and central heating radiator.

Bathroom

6'4 x 5'0 (1.93m x 1.52m)
Electric heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, sunken bath with mixer tap and overhead direct feed shower, spotlights and solid wood decked flooring.

First Floor

Reception Room

22'7 x 11'10 (6.88m x 3.61m)
Aluminium double glazed window, central heating radiator, spotlights, wood effect flooring, aluminium double glazed sliding door to rear and stairs to second floor.

Second Floor

Kitchen

11'7 x 10'2 (3.53m x 3.10m)
Velux window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, inset stainless steel sink with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge, integrated freezer, spotlights, smoke detector and wood effect flooring.

External

Rear

Enclosed terrace with artificial lawn and paving.



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