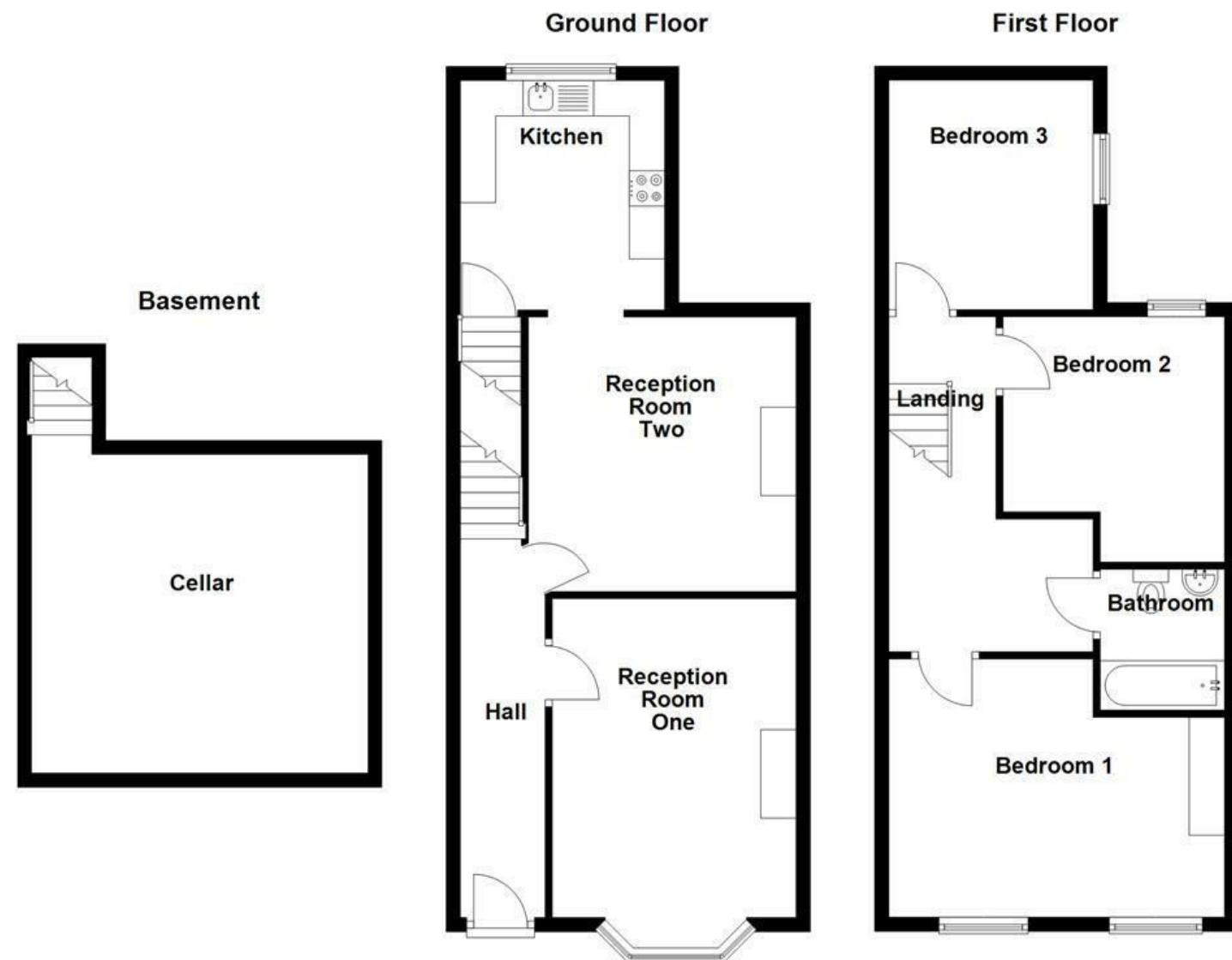




Croft Street, Salford, M7 1LR

£230,000

SPACIOUS THREE BEDROOM HOME

Situated on Croft Street in the vibrant area of Salford, this charming house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting four spacious bedrooms, this property offers ample space for relaxation and personalisation. The two well-appointed reception rooms provide versatile areas for entertaining guests or enjoying family time, ensuring that there is room for everyone to unwind.

The low maintenance exteriors of the property allow for more time with the family and less time worrying about upkeep.

Situated in a convenient location, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for families looking to settle in a thriving neighbourhood. With its generous living space and practical features, this property is perfect for those seeking a blend of comfort and convenience in Salford. Don't miss the chance to make this delightful house your new family home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	73
(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.

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**3****1****2****D**

- Three Well Proportioned Bedrooms
 - Low Maintenance Exterior
 - Tenure Rent Charge
 - Viewing Recommended
- EPC Rating D
 - Council Tax Band A
 - Close to local amenities
- Fitted Kitchen And Three Piece Bathroom Suite
 - Ideal Family Home Bursting With Potential
 - On Street Parking

Ground Floor

Entrance
UPVC double glazed frosted door to hall.

Hall
14'8 x 3'11 (4.47m x 1.19m)
Central heating radiator, cornice coving, corbel, smoke alarm, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One
14'10 x 11'4 (4.52m x 3.45m)
UPVC double glazed bay window and central heating radiator.

Reception Room Two
12'8 x 12'6 (3.86m x 3.81m)
Central heating radiator, smoke alarm, open access to kitchen, UPVC door to rear and wood effect flooring.

Kitchen
10'7 x 9'5 (3.23m x 2.87m)
UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, access to boiler, space for fridge freezer, plumbed for washing machine, smoke alarm, door to cellar, part panelled elevation and tiled floor.

Cellar
16' x 14'10 (4.88m x 4.52m)
Power and lighting.

First Floor

Landing
13' x 8'11 (3.96m x 2.72m)
Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
15'9 x 12' (4.80m x 3.66m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Two
10'2 x 9'3 (3.10m x 2.82m)
UPVC double glazed window and central heating radiator.

Bedroom Three
10'9 x 9'5 (3.28m x 2.87m)
UPVC double glazed window, central heating radiator and loft access.

Bathroom
6'7 x 6'2 (2.01m x 1.88m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath, overhead electric feed shower, part panelled elevation, extractor fan and wood effect lino flooring.

External

Front
Block paved courtyard.

Rear
Enclosed paved back yard.



Tel: 01617939622

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