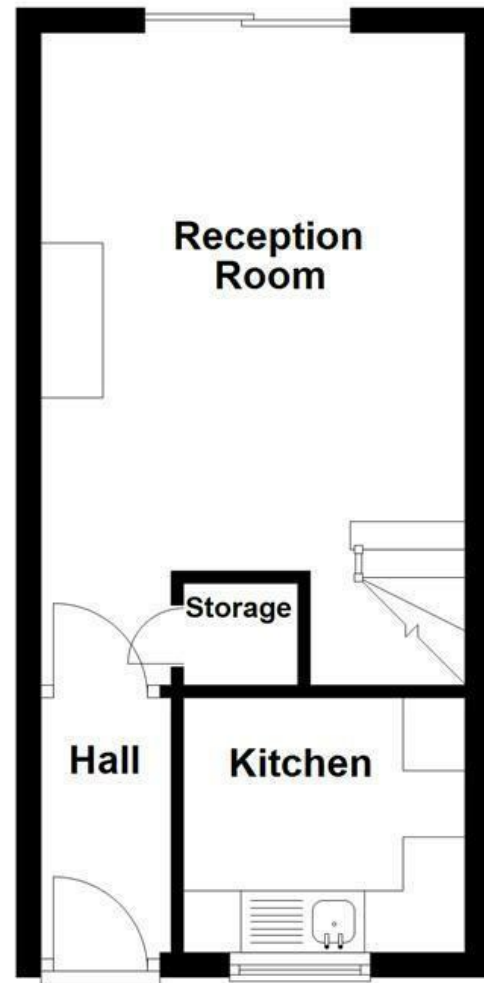
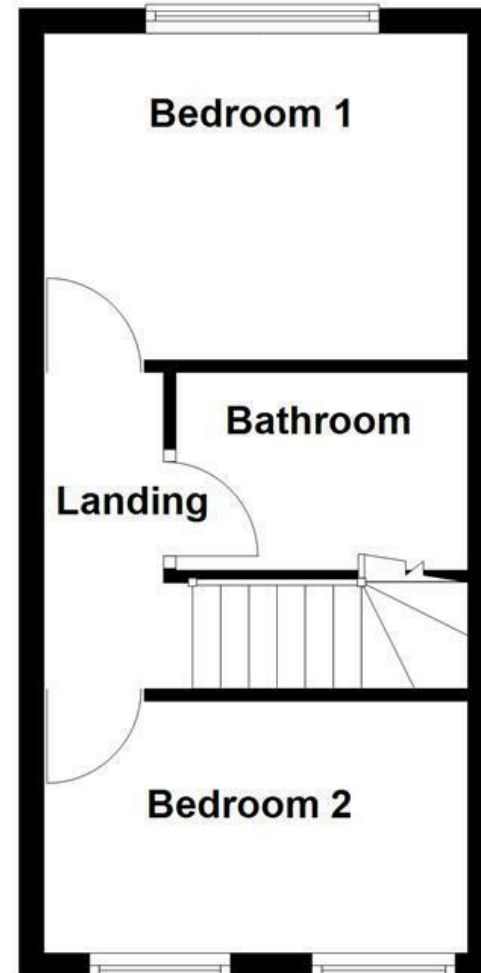


Ground Floor



First Floor



Lower Seedley Road, Salford, M6 5WL

Offers Over £190,000

TWO-BEDROOM SEMI-DETACHED IN SALFORD

Situated on Lower Seedley Road in Salford, this charming house offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a generous kitchen, perfect for culinary enthusiasts and family gatherings alike. The spacious reception room flows seamlessly into the rear garden, which is enclosed and laid to lawn, providing an ideal space for outdoor relaxation and entertaining.

Upstairs, you will discover two well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom completes the upper level, ensuring that all your needs are met in this lovely home.

Additionally, the property boasts off-road parking at the front, a valuable feature in this bustling area. This house is not just a place to live; it is a sanctuary that combines practicality with a warm, inviting atmosphere. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to make it your own.

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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		
(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.

Lower Seedley Road, Salford, M6 5WL

Offers Over £190,000

 **2**  **1**  **1**  **C**

- Tenure Leasehold
 - Off Road Parking
 - Bursting With Potential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Blank Canvas
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Ample Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

6'9 x 3'5 (2.06m x 1.04m)

Central heating radiator, coving, doors to kitchen and reception room.

Kitchen

7'6 x 6'6 (2.29m x 1.98m)

UPVC double glazed window, wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, space for free standing oven, tiled splash back, plumbing for washing machine and wood effect flooring.

Reception Room

17'4 x 11'3 (5.28m x 3.43m)

Central heating radiator, coving, electric fire with decorative surround, door to under stairs storage, stairs to first floor and UPVC double glazed sliding door to rear.

First Floor

Landing

8'7 x 2'9 (2.62m x 0.84m)

UPVC double glazed window, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One

11'2 x 8'8 (3.40m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'3 x 6'8 (3.43m x 2.03m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, lino flooring, extractor fan, and door to boiler cupboard.

External

Rear

Enclosed laid to lawn garden, paving and wodd chippings.

Front

Laid to lawn garden and paving.



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