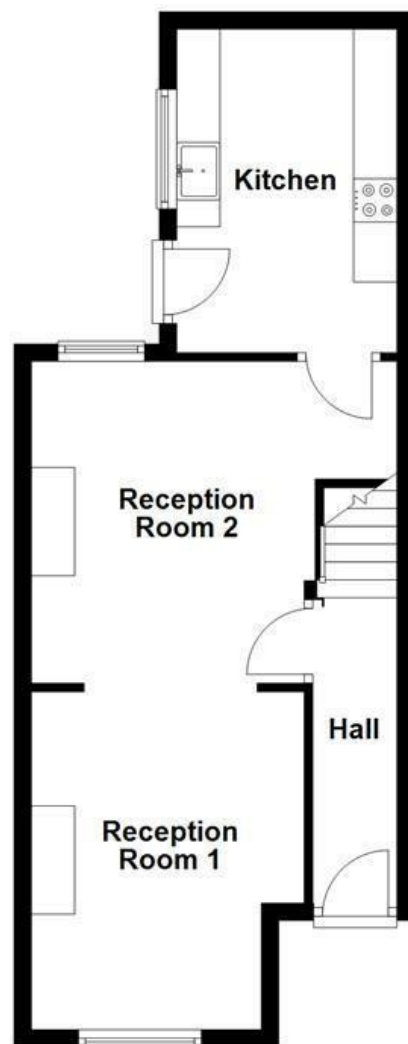


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## New Barton Street, Salford, M6 7WW

### Offers Over £190,000

#### STUNNING MID TERRACE HOME

Situated on New Barton Street in the vibrant area of Salford, this delightful house offers a perfect blend of comfort and style. As you step inside, you are welcomed by two reception rooms that flow seamlessly into one another, creating an inviting space ideal for both relaxation and entertaining. The well-equipped kitchen is a true highlight, providing ample room for culinary creativity and family gatherings.

The property boasts two spacious double bedrooms, each designed to offer a peaceful retreat at the end of the day. The charm of the modern bathroom adds a touch of elegance, ensuring that your daily routines are both comfortable and enjoyable.

This home is not just a place to live; it is a sanctuary that combines modern living with a warm, welcoming atmosphere. With its thoughtful layout and appealing features, this property is perfect for families, couples, or anyone seeking a stylish residence in a lively community. Don't miss the opportunity to make this charming house your new home.

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# New Barton Street, Salford, M6 7WW

## Offers Over £190,000

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

- Stunning Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Double Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

### Ground Floor

#### Entrance Hall

10'8 x 3'2 (3.25m x 0.97m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring, door to reception room two and stairs to first floor.

#### Reception Room Two

13'10 x 12'2 (4.22m x 3.71m)

UPVC double glazed window, central heating radiator, wood effect flooring, hardwood single glazed door to kitchen and open to reception room one.

#### Reception Room One

12'10 x 10'6 (3.91m x 3.20m)

UPVC double glazed window, central heating radiator, cornice coving, two feature wall lights, gas fire with granite hearth and wooden mantel, television point and wood effect flooring.

### Kitchen

12'3 x 8'4 (3.73m x 2.54m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, integrated high rise double oven, four ring gas hob and extractor hood, ceramic butler sink with high rise mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, herringbone wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

12'1 x 4'8 (3.68m x 1.42m)

Smoke detector, loft access, doors leading to two bedrooms, bathroom and office.

#### Bedroom One

14'2 x 12'4 (4.32m x 3.76m)

UPVC double glazed window, central heating radiator and original fireplace.

#### Bedroom Two

12'1 x 9'2 (3.68m x 2.79m)

UPVC double glazed window, central heating radiator and original fireplace.

### Bathroom

8'9 x 8'4 (2.67m x 2.54m )

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, freestanding rolltop bath and clawfoot bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, extractor fan and tiled effect flooring with underfloor heating.

### Office

5'8 x 3'10 (1.73m x 1.17m)

UPVC double glazed window.

### External

### Rear

Enclosed paved yard with timber shed, external power socket and gate to shared access.



Tel: 01617939622

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