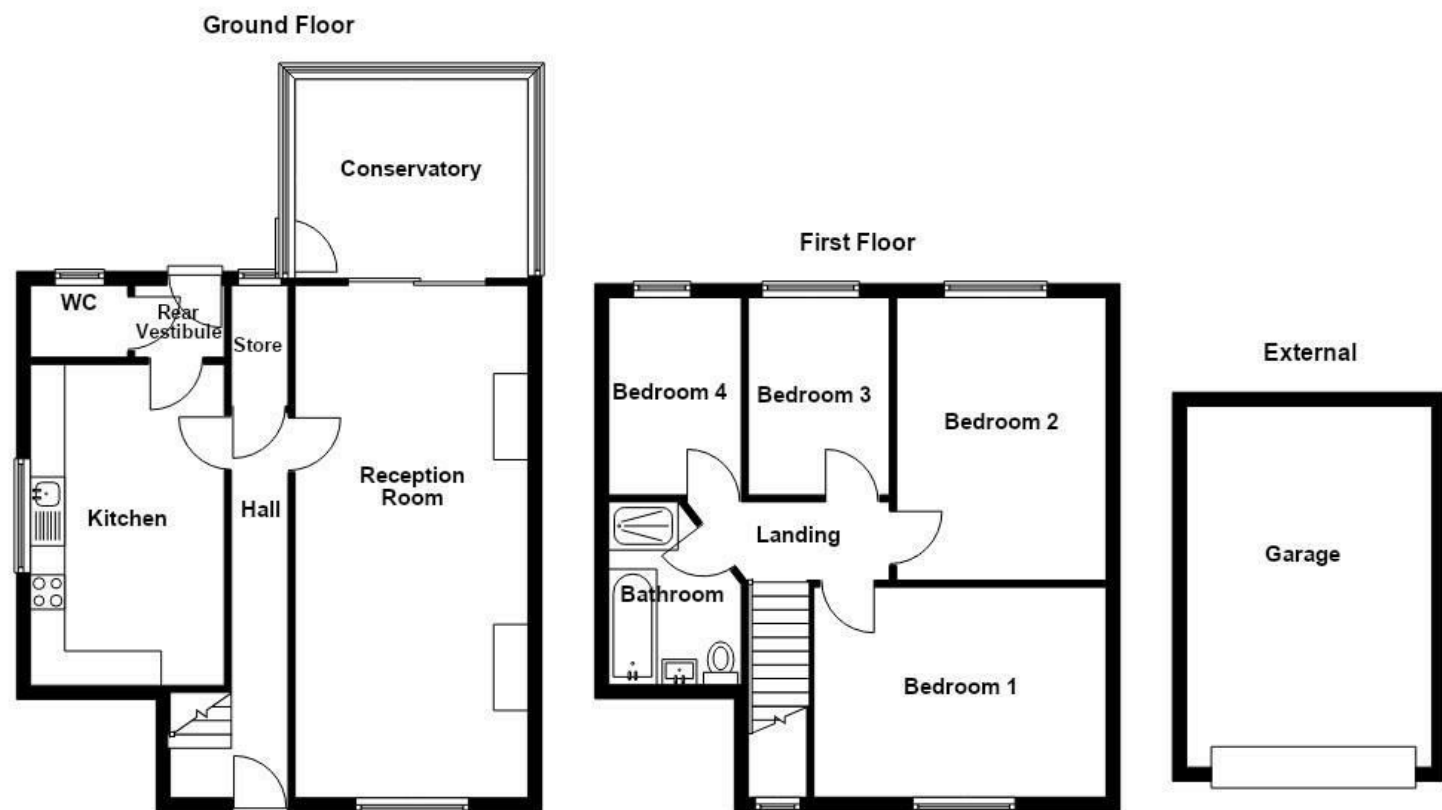




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Wentworth Avenue, Salford, M6 8BG

Offers Over £280,000

Nestled on Wentworth Avenue in Salford, this charming semi-detached four-bedroom home is an ideal choice for families or those looking to upsize. The property boasts a spacious reception room that seamlessly flows into a delightful conservatory, creating a perfect space for relaxation and entertaining.

The modern kitchen is generously sized, providing ample room for culinary creativity and family gatherings. One of the standout features of this home is its stunning private gardens, which offer a tranquil retreat from the hustle and bustle of daily life. The gardens are beautifully landscaped, complete with patio areas for outdoor dining and a serene fish pond, making it an enchanting space for both children and adults to enjoy.

This property combines comfort and style, making it a wonderful place to call home. With its excellent location and family-friendly features, it is sure to attract those seeking a peaceful yet vibrant community. Don't miss the opportunity to make this lovely house your new home.

Wentworth Avenue, Salford, M6 8BG

Offers Over £280,000



- Charming Four-Bedroom Semi-Detached Home
 - Four Well-Proportioned Bedrooms
 - Off Road Parking
 - Tenure - Freehold
- Spacious Lounge And Conservatory
 - Stunning Private Landscaped Gardens
 - EPC Rating - TBC
- Generously Sized Modern Kitchen
 - Patio Areas And Fish Pond
 - Council Tax Band - B

Ground Floor

Entrance

UPVC door to entrance hall.

Entrance Hall

18 x 5'8 (5.49m x 1.73m)

Central heating radiator, smoke alarm, house security alarm, laminate flooring, doors leading to reception room, kitchen and storage, stairs to first floor.

Reception Room

24'5 x 11'1 (7.44m x 3.38m)

UPVC double glazed window, central heating radiator, picture rail, living flame gas fire with wooden mantle and traditional cast iron fireplace, smoke alarm, spotlights, laminate flooring, leading to conservatory.

Connservatory

11'1 x 9'6 (3.38m x 2.90m)

UPVC double glazed windows, fan ceiling light, tiled flooring, UPVC double glazed door to rear.

Kicthen

15'4 x 9'7 (4.67m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, tiled splashbacks, one and a half sink with drainer and mixer tap, gas hob burner, integrated double oven, stainless steel extractor hood, breakfast bar, pantry cupboard, spotlights, smoke alarm, plumbing for washing machine, combi boiler, space for fridge freezer, tiled flooring, door leading to rear vestibule.

Rear Vestibule

4'3 x 3'5 (1.30m x 1.04m)

Doors leading to WC and rear.

WC

4'8 x 3'5 (1.42m x 1.04m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, partial tiled elevations, lino flooring.

First Floor

Landing

10'5 x 3'7 (3.18m x 1.09m)

Loft access, doors leading to four bedrooms and bathroom.

Bathroom

8'2 x 6'5 (2.49m x 1.96m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with waterfall tap, panelled bath with mixer tap and a direct feed shower, tiled elevations, spotlights, extractor fan, spotlights, lino flooring.

Bedroom One

14'3 x 10 (4.34m x 3.05m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'6 x 10 (4.11m x 3.05m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'5 x 7'3 (2.87m x 2.21m)

UPVC double glazed window, central heating radiator.

Bedroom Four

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window, central heating radiator.

External

Front

Driveway for multiple vehicles leading to garage, laid to lawn garden, bedding areas.

Rear

Paved patio areas, steps leading to laid to lawn areas, fish pond, mature shrubbery, bedding areas.

Garage

17'2 x 11'9 (5.23m x 3.58m)

Power and lighting.



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