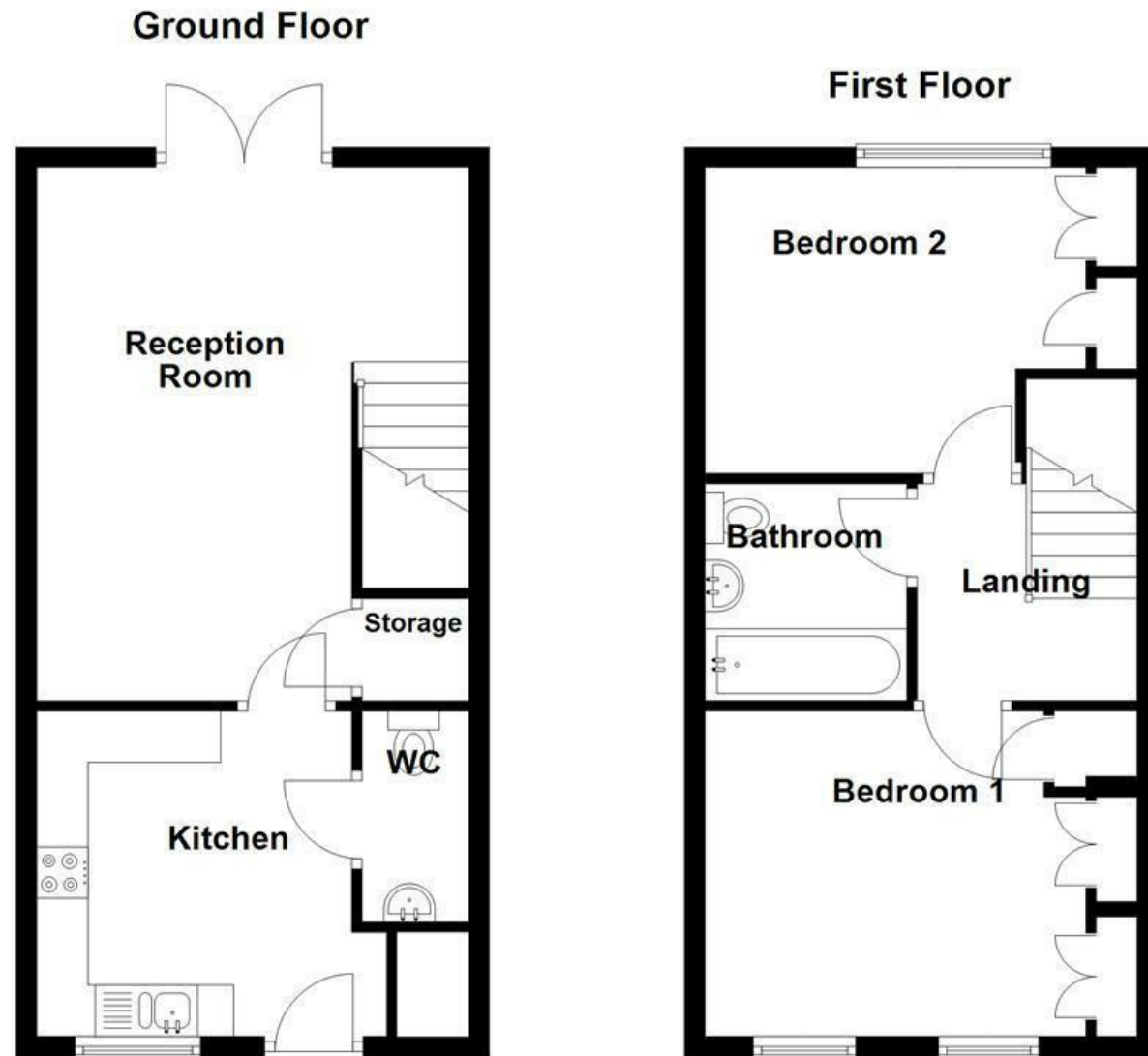




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Blodwell Street, Salford, M6 5SZ

Offers Over £240,000

LOVELY TWO BEDROOM TERRACE IN SALFORD

Nestled on the charming Blodwell Street in Salford, this delightful house presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property boasts a well-equipped kitchen, which is thoughtfully designed for both functionality and style. An adjoining downstairs WC adds to the convenience, making it ideal for family living or entertaining guests.

The spacious living room is a standout feature, offering ample room for relaxation and leisure. This versatile space can easily double as a dining area, perfect for hosting dinner parties or enjoying family meals. Natural light floods the room, creating a warm and inviting atmosphere.

The house comprises two generous double bedrooms, each providing a peaceful retreat for rest and relaxation. These well-proportioned rooms are perfect for families, couples, or individuals seeking extra space for guests or a home office.

Outside, the property offers off-road parking, ensuring that you have a secure and convenient place for your vehicle. The enclosed garden is a lovely addition, featuring a paved area laid to lawn, ideal for outdoor gatherings, gardening, or simply enjoying the fresh air.

Blodwell Street, Salford, M6 5SZ

Offers Over £240,000

 **2**  **1**  **1**  **B**

- Tenure Leasehold
- Council Tax Band A
- EPC Rating B
- Off Road Parking
- Two Well Proportioned Bedrooms
- Viewing Essential
- Ideal Home For A Small Family Or Couple
- Fitted Kitchen And Three Piece Bathroom Suite
- Low Maintenance Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hardwood frosted door to kitchen.

Kitchen

10'5 x 10'1 (3.18m x 3.07m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer, access to boiler, doors to WC, storage, reception room and tiled effect flooring.

WC

6'9 x 3'1 (2.06m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and wood effect flooring.

Reception Room

17'2 x 10'2 (5.23m x 3.10m)

Two central heating radiators, integrated storage, French doors to rear and stairs to first floor.

First Floor

Landing

6'11 x 6'8 (2.11m x 2.03m)

Central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'5 x 10'5 (4.09m x 3.18m)

UPVC double glazed window, central heating radiator, integrated wardrobe and integrated storage.

Bedroom Two

13'5 x 9'11 (4.09m x 3.02m)

UPVC double glazed window, central heating radiator and integrated wardrobe.

Bathroom

6'10 x 6'5 (2.08m x 1.96m)

Central heating towel rail, dual flush WC, pedestal wash basin, panel bath, overhead direct feed shower, part tiled elevation, extractor fan and wood effect flooring.

External

Front

Space for off road parking, stone chippings and wood chipped bedding area with mature shrubs.

Rear

Enclosed garden, laid to lawn, paving, bedding areas, mature shrubs and timber shed.



Tel: 01617939622

www.keenans-estateagents.co.uk