



Asten Fold, Salford, M6 7JH

£220,000

TWO BEDROOM HOME IDEAL FOR A PROFESSIONAL COUPLE

Situated in the charming area of Asten Fold, Salford, this delightful house presents an excellent opportunity for a professional couple seeking a comfortable and convenient home. The property boasts low maintenance exteriors, allowing you to spend more time enjoying your surroundings rather than worrying about upkeep.

You will find a spacious reception room that serves as the perfect space for relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed to accommodate your needs, whether it be for a peaceful night's sleep or a productive home office.

With two bathrooms, this property ensures that morning routines are seamless and convenient, catering to the demands of modern living. The back garden offers a unique feature, as it can also be utilised as a drive, providing off-road parking and easy access.

Situated in a convenient location in Salford, this home is well-connected to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both comfort and accessibility. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this lovely home your own.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	87
(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.

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- Two Well Proportioned Bedrooms
 - Low Maintenance Exteriors
 - Convenient Salford Location
 - Viewing Highly Recommended
- Tenure Freehold
 - Rear Garden Doubles As Drive For Off Road Parking
 - Council Tax Band A
- EPC Rating C
 - Ideal For Professional Couple
 - Close To Local Amenities

Ground Floor

Entrance

Hardwood double glazed frosted entrance door to hall.

Hall

10'6 x 9'7 (3.20m x 2.92m)

Central heating radiator, door to WC/utility, stairs to first floor, doors to storage and bedroom one.

WC/Utility

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, laminate wall and base units with laminate work top, space for dryer, plumbing for washing machine and access to combi boiler.

Bedroom One

11' x 9'7 (3.35m x 2.92m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

First Floor

Landing

10'4 x 9'7 (3.15m x 2.92m)

UPVC double glazed window, loft access, smoke alarm, doors to reception room, storage, bathroom and bedroom two.

Bedroom Two

10'1 x 12' (3.07m x 3.66m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'10 x 6'1 (2.08m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, spotlights, extractor fan, tiled elevation and wood effect flooring.

Reception Room

18'11 x 11' (5.77m x 3.35m)

UPVC double glazed window, two central heating radiators, UPVC double glazed patio doors to rear, open access to kitchen and wood effect laminate flooring.

Kitchen

8'11 x 6'7 (2.72m x 2.01m)

UPVC double glazed window, gloss wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for dishwasher, space for fridge, spotlights and wood effect lino flooring.

External

Rear

Partial decking and paving with gates for off road parking.

