



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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.

Cromwell Road, Salford, M6 6QX

£170,000

AN ENVIABLE END TERRACED PROPERTY

Nestled on the charming Cromwell Road in Salford, this impressive end-terraced house is a true gem that has been meticulously maintained to the highest standard. The property boasts two spacious double bedrooms, making it an ideal choice for small families or couples seeking a comfortable and stylish living space.

Upon entering, you will be greeted by an inviting open-plan kitchen/dining room, perfect for both entertaining guests and enjoying family meals. The neutral decoration throughout the home creates a warm and welcoming atmosphere, allowing you to easily add your personal touch.

This delightful residence is situated in one of Salford's most sought-after areas, conveniently located near bus routes, local schools, and a variety of amenities. Additionally, excellent transport links to Manchester ensure that you are never far from the vibrant city life.

The property also features garden space both at the front and rear, providing a lovely outdoor area for relaxation or play. With communal off-road parking available, convenience is at your fingertips.

A true credit to the current owner, this home is ready for you to move straight in and start making memories. Do not miss the opportunity to view this exceptional property, as it is sure to attract considerable interest.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Cromwell Road, Salford, M6 6QX

£170,000



- End Terraced Property
- Fitted Kitchen With Dining Space
- Communal Parking
- EPC Rating; D
- Two Double Bedrooms
- Three Piece Bathroom And Separate WC
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

10'8 x 5'10 (3.25m x 1.78m)

Composite entrance door, UPVC double glazed window, central heating radiator, under stairs storage, wood effect laminate flooring, stairs to first floor and hardwood single glazed doors to reception room and kitchen/dining room

Reception Room

15'3 x 10'8 (4.65m x 3.25m)

UPVC double glazed window, central heating radiator, living flame electric fire, TV point and wood effect laminate floor.

Kitchen/Dining Room

21'4 x 8'7 (6.50m x 2.62m)

Three UPVC double glazed windows, central heating radiator, panel wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, space for fridge freezer, plumbing for washing machine, space for dryer, tile effect vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

13'8 x 9'1 (4.17m x 2.77m)

Loft access, storage cupboard and doors to two bedrooms, bathroom and WC.

Bedroom One

15'3 x 10'8 (4.65m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 8'7 (3.78m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 5'7 (2.77m x 1.70m)

UPVC double glazed window, heated towel rail, pedestal wash basin with traditional taps, wood panel bath with traditional taps, electric feed shower in enclosure, extractor fan, wood clad ceiling and tile effect lino.

WC

4'5 x 2'9 (1.35m x 0.84m)

UPVC double glazed window, dual flush WC, tiled elevation and vinyl flooring.

External

Rear

Enclosed garden with concrete, stone chips and timber storage shed.



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