



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		

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Alresford Road, Salford, M6 7RF

Offers Over £280,000

Situated on Alresford Road in Salford, this semi-detached house presents an excellent opportunity for a professional couple or a small family in search of their ideal home. The property boasts an attractive red brick exterior with a delightful bay front, exuding character and warmth.

Inside, you will find stylish interiors that create a welcoming atmosphere throughout. The house features two well-proportioned reception rooms, one currently used as a gym, perfect for entertaining guests or enjoying quiet evenings in. With three comfortable bedrooms, there is ample space for relaxation and personalisation, catering to the needs of modern living. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the low-maintenance rear garden, which allows you to relish long summer evenings without the burden of extensive upkeep. This outdoor space is ideal for hosting gatherings or simply unwinding after a busy day.

The location is particularly advantageous, offering easy access to major commuter routes, making travel to nearby cities a breeze. Additionally, local amenities and schools are within close proximity, ensuring that all essential services and educational facilities are readily available.

In summary, this semi-detached home on Alresford Road is a perfect blend of style, comfort, and convenience, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

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Offers Over £280,000



- Tenure Leasehold
 - On Street Parking
 - Three Generously Sized Bedrooms
 - Easy Access To Major Commutes
- Council Tax Band C
 - Viewing Essential
 - Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
 - Ideal Family Home
 - Ample Garden Areas

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'10 x 3'5 (1.17m x 1.04m)
Partially tiled elevations, door to entrance hall.

Hall

19'7 x 4'9 (5.97m x 1.45m)
Dado railing, wooden floor, stairs to first floor, doors to reception room one, kitchen and reception room two/gym.

Reception Room One

14'2 x 12'6 (4.32m x 3.81m)
UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, electric fire and wooden effect flooring.

Kitchen

12'2 x 11'8 (3.71m x 3.56m)
UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate work surfaces, oven with four ring electric hob, extractor hood and glass splash back, stainless steel sink with draining board and mixer taps, plumbing for washing machine, space for American style fridge/freezer and spotlights.

Reception Room Two

15'3 x 9'10 (4.65m x 3.00m)
Two UPVC double glazed windows, central heating radiator, wooden effect flooring, UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access and smoke alarm, dado railing, doors to three bedrooms and a shower room.

Bedroom One

17'5 x 11'8 (5.31m x 3.56m)
Two UPVC double glazed windows, two central heating radiators and cornice coving.

Bedroom Two

12'2 x 11'10 (3.71m x 3.61m)
UPVC double glazed window, central heating radiator.

Bedroom Three

11'8 x 9'10 (3.56m x 3.00m)
UPVC double glazed window, central heating radiator.

Shower Room

5'11 x 5'10 (1.80m x 1.78m)
UPVC double glazed frosted window, central heating towel radiator, dual flush W/C, vanity top wash basin with mixer taps, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights and wooden effect flooring.

External

Front

Bedding areas and gated path to front entrance door.

Rear

South west facing enclosed paved yard.



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