



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Sumner Road, Salford, M6 7GJ

Offers Over £325,000

NEUTRALLY DECORATED END TERRACE HOME

Nestled in the desirable area of Salford, this charming end terrace house on Sumner Road offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this property is the off-road parking, a valuable asset in this sought-after location, allowing for easy access and peace of mind.

Families will appreciate the proximity to excellent schools, making the morning school run a breeze. Additionally, the property is conveniently located near major bus routes and motorway links, providing easy access to the wider region and beyond.

This home presents a wonderful opportunity for those looking to settle in a vibrant community with all essential amenities close at hand. Whether you are a first-time buyer or seeking a family home, this property on Sumner Road is not to be missed.

Sumner Road, Salford, M6 7GJ

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 3  1  1  D

- Impressive Terrace House
 - Open Plan Living
 - Off Road Parking
 - EPC Rating D
- Two Reception Rooms
 - Fitted Kitchen
 - Tenure Leasehold
- Three Piece Bathroom
 - Contemporary Style
 - Council Tax Band B

Entrance

Entrance via UCCD front door to hall.

Hall
15'04 x 7'06 (4.67m x 2.29m)
Central heating radiator, coving, dado rail, stairs to first floor, wood effect flooring, doors to reception room one, reception room two, kitchen.

Reception Room One
15'03 x 12'00 (4.65m x 3.66m)
UPVC double glazed window, central heating radiator, coving, television point, electric fire.

Reception Room Two
14'02 x 12'00 (4.32m x 3.66m)
UPVC double glazed window, central heating radiator, open fire, television point.

Kitchen/ Dining Room
20'09 x 10'06 (6.32m x 3.20m)
Two UPVC double glazed frost window, central heating radiator, Velux, gloss wash and basin units and gloss worktops, Bosch oven, four ring gas hob and extractor hood, part tiled elevation, fridge freezer, dishwasher, plumb for washer, stainless steel sink and drainer and mixer taps, spotlights, wood effect flooring, open to dining area, door to under stairs, UPVC double glazed door to rear garden, stairs to first floor landing.

Landing
10'07 x 8'11 (3.23m x 2.72m)
Access to attic, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
12'03 x 12'00 (3.73m x 3.66m)
UPVC double glazed window, central heating radiator, open fire.

Bedroom Two
14'06 x 9'07 (4.42m x 2.92m)
UPVC double glazed window, central heating radiator.

Bedroom Three
11'04 x 10'03 (3.45m x 3.12m)
UPVC double glazed window, central heating radiator.

Bathroom
8'05 x 7'05 (2.57m x 2.26m)
UPVC double glazed frost window, central heating radiator, three piece, lower basin WC, pedestal wash basin and mixer taps, free standing roll top bath and mixer taps, overhead multi flush shower, tiled elevation, tiled flooring, spotlights, extractor fan.

Front
Enclosed garden.

Rear
Enclosed garden, outdoor WC, gate to side access road.



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