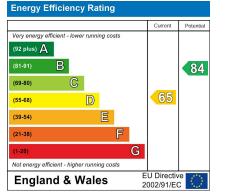
# KEENANS Sales & Lettings





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# 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.

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- Impressive Terrace House
- Open Plan Living
- EPC Rating D
- Off Road Parking

- 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

# **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,

# **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)

#### **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**

 $8'05 \times 7'05 \ (2.57m \times 2.26m)$  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.















