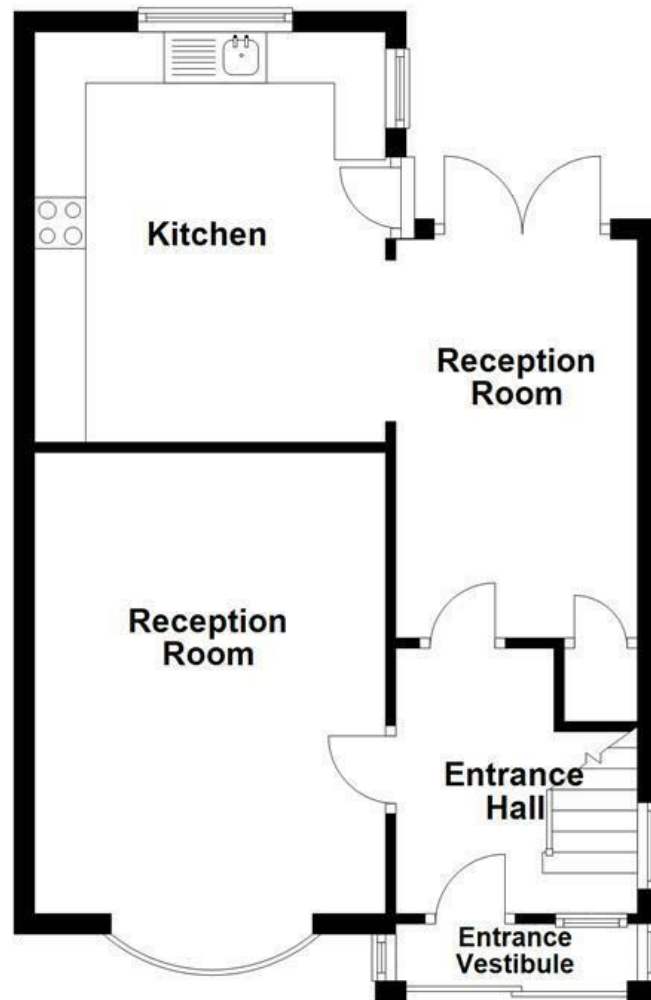


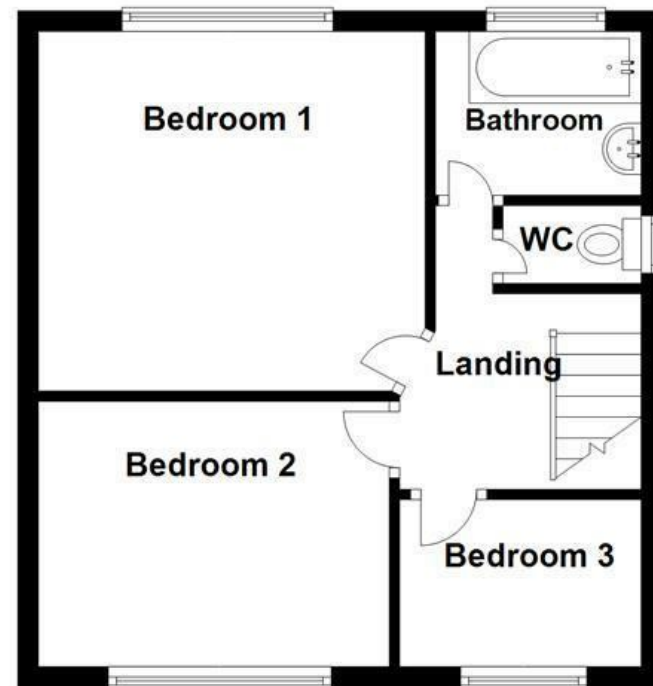
**Ground Floor**

Approx. 47.5 sq. metres (511.6 sq. feet)



**First Floor**

Approx. 36.9 sq. metres (396.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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.

**Vauban Drive, Salford, M6 8ET**

**Offers Over £350,000**

Nestled on Vauban Drive in the vibrant area of Salford, this charming semi-detached house offers a delightful blend of comfort and space, making it an ideal family home. The property boasts bright and airy rooms throughout, ensuring a warm and inviting atmosphere. Upon entering, you will find two generous reception rooms on the ground floor, perfect for entertaining guests or enjoying family time. The large kitchen is well-equipped and provides ample space for culinary adventures, making it a central hub for daily living. As you ascend to the upper floor, you will discover spacious bedrooms that offer a peaceful retreat at the end of the day. The layout includes a separate bathroom and toilet, adding convenience for family living. One of the standout features of this property is the expansive rear garden, which offers a private oasis for relaxation and outdoor activities. The paved patio areas provide an excellent space for al fresco dining or simply enjoying the sunshine in a tranquil setting. Additionally, the property benefits from a private driveway, ensuring off-road parking for your convenience. This home is not only a wonderful place to live but also a fantastic opportunity to enjoy the vibrant community of Salford. With its spacious layout and outdoor space, this property is sure to appeal to those seeking a comfortable and inviting family home. Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Vauban Drive, Salford, M6 8ET

Offers Over £350,000



- Tenure Freehold
- Council Tax band C
- EPC Rating D
- Off Road Parking With Access To Garage
- Extensive Rear Garden
- Perfect Family Home
- Sought After Location
- Close To Amenities
- Close To Major Commuter Links
- Viewing Essential

## Ground Floor

### Entrance Vestibule

Sliding double glazed doors to small vestibule, composite door leading to entrance hall.

### Entrance Hall

7'9 x 8'6 (2.36m x 2.59m)

UPVC double glazed window, smoke alarms, central heating radiator, doors to reception room and kitchen.

### Reception Room One

14'9 x 11'3 (4.50m x 3.43m)

UPVC double glazed window, central heating radiator, television point.

### Reception Room Two

12'9 x 7'9 (3.89m x 2.36m)

UPVC double glazed French doors, central heating radiator, storage, opening to kitchen.

### Kitchen

13'2 x 15'2 (4.01m x 4.62m)

UPVC double glazed windows, frosted PVC door to garden, spot lights, central heating radiator, smoke alarm, wooden work tops, wall and base units, stainless steel one and a half sink with mixer tap and draining board, plumbing for washing machine, integrated dish washer, fridge/freezer, integrated oven, four ring gas hob, glass splash back, extractor hood and wood effect laminate flooring.

## First Floor

### Landing

Doors to bedroom one, two, three, bathroom and WC.

### Bedroom One

12'2 x 11'9 (3.71m x 3.58m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

8'6 x 11'3 (2.59m x 3.43m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

8 x 5'4 (2.44m x 1.63m)

UPVC double glazed window, central heating radiator.

## WC

4'5 x 2'6 (1.35m x 0.76m)

UPVC frosted double glazed window, dual flush WC

## Bathroom

6'6 x 5'8 (1.98m x 1.73m)

UPVC double glazed frosted window, heated towel rail, spot lights, extractor fan, P shape PVC bath with overhead direct feed shower, pedestal sink with mixer tap.

## External

### Front

Brick driveway leading to garage, laid to lawn grass, red brick wall, flower shrub surround.

### Rear

Laid to lawn grass with flower bed surround, stone chip area, double shed, paved patio area at rear doors which leads to stone chip area with benches and sheltered area.



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