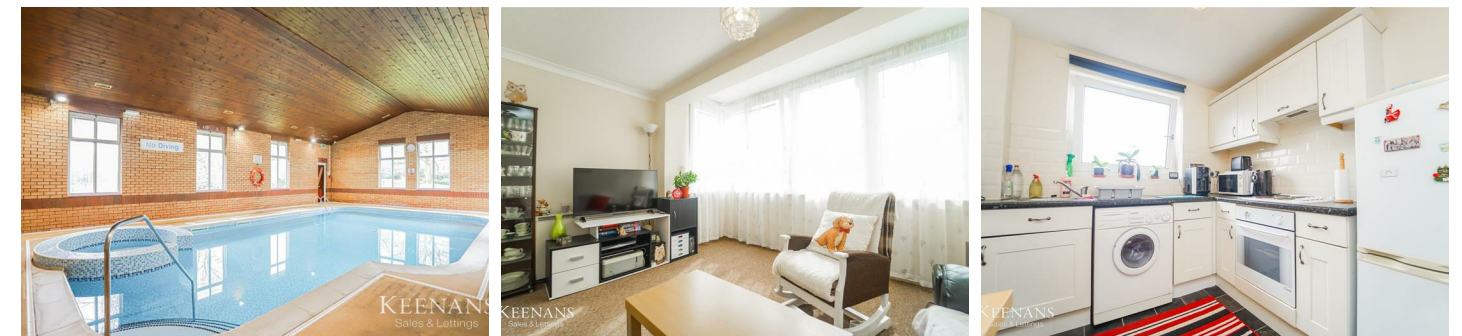
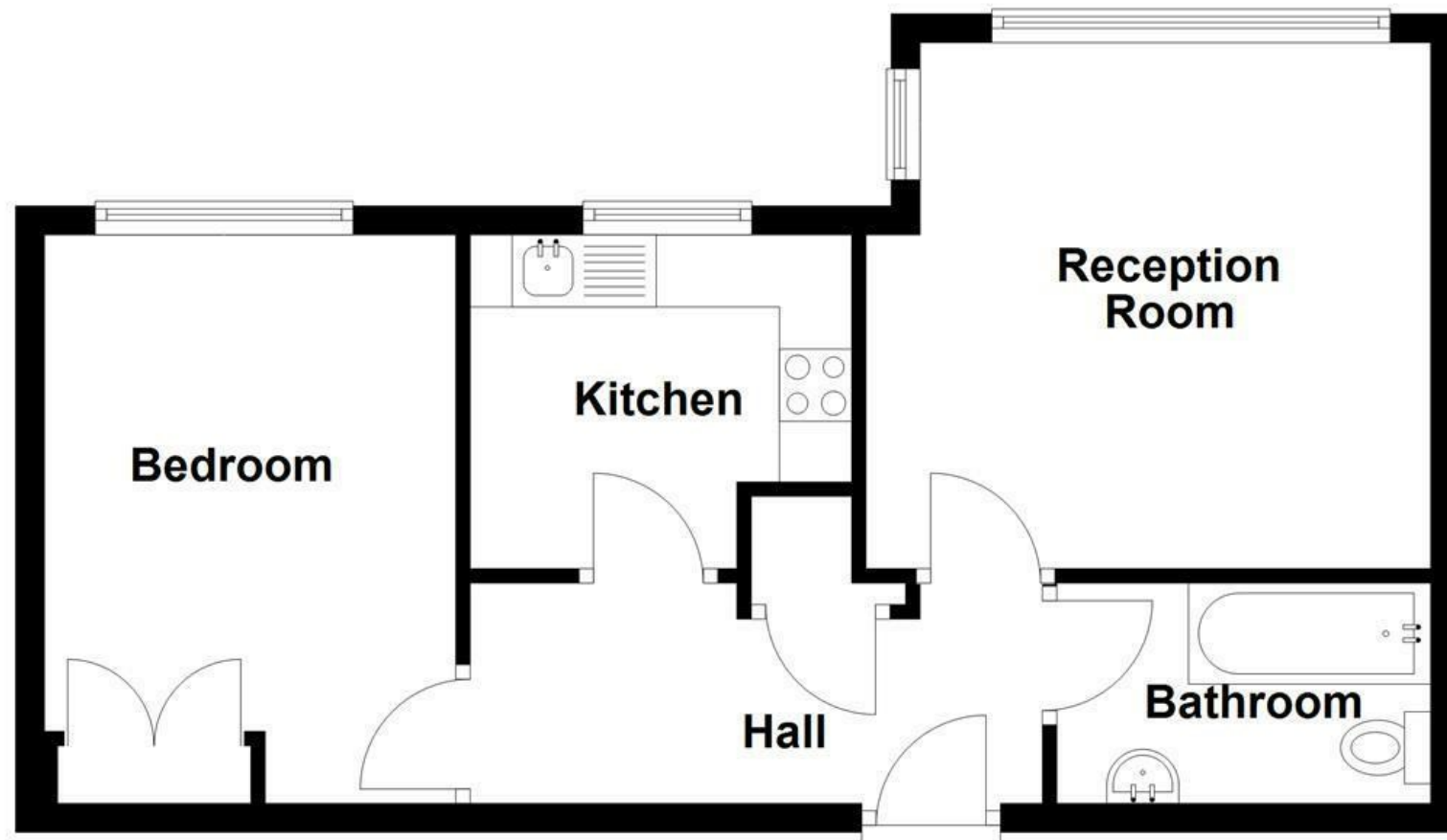


## Ground Floor



## Kersal Way, Salford, M7 3FT

### Offers Over £70,000

INVESTMENT OPPORTUNITY IN SALFORD WITH A RENTAL YIELD OF 10.46% - CASH BUYERS ONLY

Nestled in the desirable area of Kersal Way, Salford, this charming flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious reception room that is beautifully illuminated by natural light, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests.

The generous bedroom offers ample space for comfort and tranquillity, making it an ideal retreat at the end of a long day. The well-appointed kitchen is functional and practical, catering to all your culinary needs, while the bathroom provides essential amenities for everyday living.

This property is not only a lovely home but also represents a promising investment opportunity in a thriving area. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your own or to add it to your investment portfolio.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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		

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.



# Kersal Way, Salford, M7 3FT

## Offers Over £70,000



- One Bedroom Apartment
- Three Piece Bathroom
- Secure Gated Parking
- EPC Rating: C
- One Reception Room
- On Site Leisure Facilities, Including Gym And Swimming Pool
- Tenure: Leasehold
- Fitted Kitchen
- Communal Gardens
- Council Tax Band: A

### Ground Floor

#### Hall

14'4 x 3'7 (4.37m x 1.09m)  
Hardwood entrance door from communal hall, boiler cupboard and doors to reception room, kitchen, bedroom and bathroom.

#### Reception Room

12'10 x 12' (3.91m x 3.66m)  
UPVC double glazed window and electric radiator.

#### Kitchen

9'8 x 8'8 (2.95m x 2.64m)  
UPVC double glazed window, wall and base units, laminate worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, space for fridge freezer, plumbing for washing machine and tile effect flooring.

#### Bedroom

12'11 x 9'4 (3.94m x 2.84m)  
UPVC double glazed window and fitted wardrobes.

#### Bathroom

8'6 x 5' (2.59m x 1.52m)  
Dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and rinse head, extractor fan, part tiled elevation and tile effect floor.

#### External

Communal gardens, leisure facilities (including gym, swimming pool and tennis courts) and gated allocated parking.



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