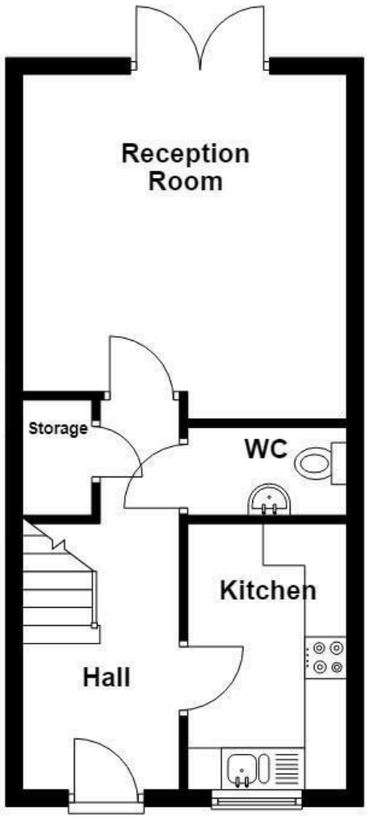
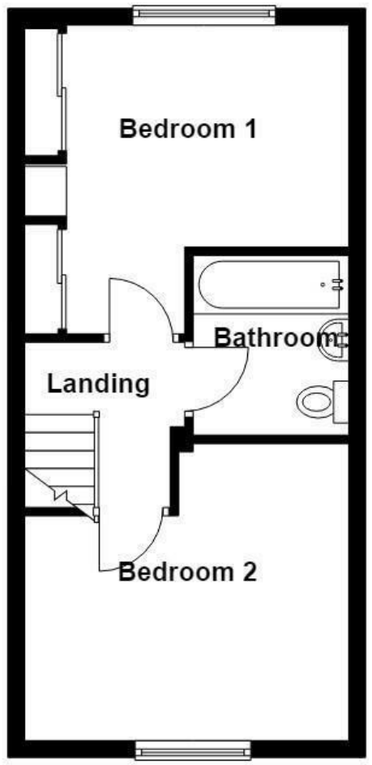
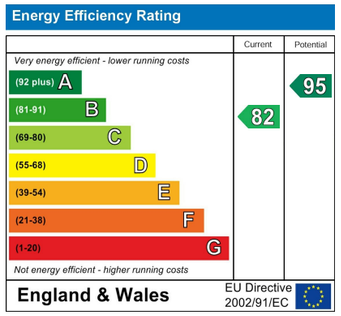
Keenans

Ground Floor



First Floor





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Kennedy Road, Salford, M5 5FT

Offers Over £220,000

Nestled on Kennedy Road in Salford, this charming two-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms offer comfortable living spaces, ideal for rest and rejuvenation.

One of the standout features of this home is the spacious rear garden, providing a delightful outdoor area for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

Conveniently located, this property is in close proximity to local schools and shops, making daily errands and family needs easily accessible. The surrounding area is vibrant and welcoming, ensuring a pleasant community atmosphere.

This semi-detached home is not just a house; it is a place where memories can be made, making it an ideal choice for those looking to settle down in a friendly neighbourhood. Whether you are starting your journey as a homeowner or seeking a family-friendly environment, this property is well worth considering.

Kennedy Road, Salford, M5 5FT

Offers Over £220,000

2 1 1 B

- Charming Two-Bedroom Semi-Detached Home
- Two Comfortable Bedrooms
- Off Road Parking
- Tenure - Leasehold
- Ideal For First-Time Buyers And Families
- Spacious Rear Garden
- EPC Rating - B
- Well-Proportioned Reception Room
- Close To Local Schools And Shops
- Council Tax Band - A

Ground Floor

Entrance

UPVC door to entrance hall.

Entrance Hall

15'3 x 6'3 (4.65m x 1.91m)

Central heating radiator, smoke alarm, laminate flooring, doors leading to WC, kitchen and reception room, stairs to first floor.

Kitchen

10 x 6'1 (3.05m x 1.85m)

UPVC double glazed window, central heating radiator, range of wall and base units with solid wood surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, gas hob burner, integrated oven, stainless steel extractor hood, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, lino flooring.

WC

6'1 x 3'4 (1.85m x 1.02m)

Central heating radiator, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, lino flooring.

Reception Room

13 x 12 (3.96m x 3.66m)

Central heating radiator, laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing

7'2 x 4 (2.18m x 1.22m)

Doors leading to bedroom one, bedroom two and bathroom.

Bedroom One

13 x 12 (3.96m x 3.66m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13 x 10 (3.96m x 3.05m)

UPVC double glazed window. central heating radiator.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, direct feed shower, PVC elevations, lino flooring.

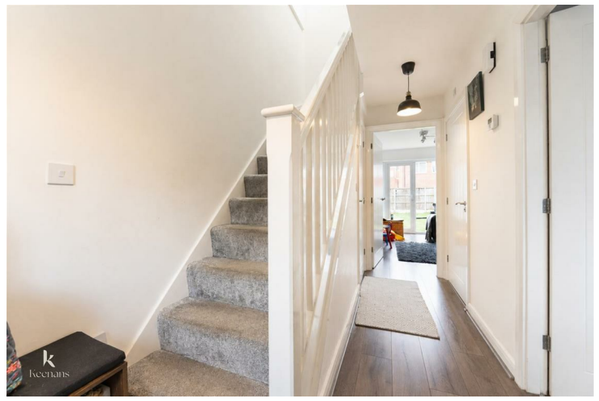
External

Front

Driveway, mature shrubbery.

Rear

Enclosed laid to lawn garden, paved patio area.



Tel: 01617939622

www.keenans-estateagents.co.uk