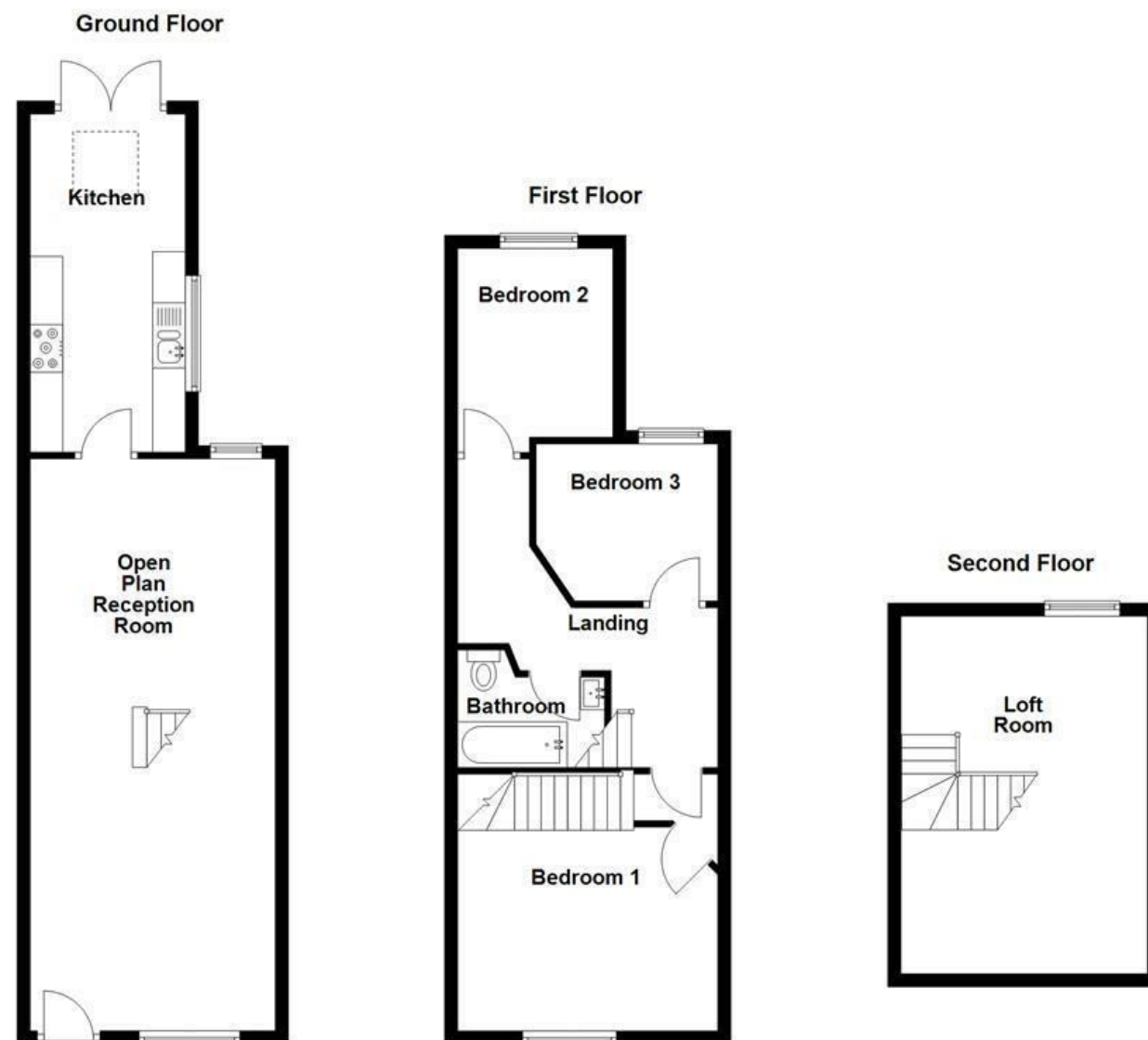




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales		
EU Directive 2002/91/EC		

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.

Langley Road, Salford, M6 6JW

£190,000

AN EXCEPTIONAL EXTENDED MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and modern fixtures and fittings, this enviable extended four bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Salford. With four double bedrooms, open plan living space and stylish interiors, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton, Prestwich and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to three generously sized bedrooms, modern bathroom and staircase to the fantastic loft conversion which has been transformed into an impressive fourth or main bedroom. Externally there is an enclosed yard to the rear with artificial lawn and off road parking. To the front there is a courtyard.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Langley Road, Salford, M6 6JW

£190,000

 3  1  1  D

- Tenure Leasehold
 - Off Road Parking
 - Spacious Open Plan Living Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Viewing Essential
 - Ideal Family Home
- EPC Rating D
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to open plan reception room.

Open Plan Reception Room

28'9 x 12'4 (8.76m x 3.76m)

Two UPV double glazed windows, central heating radiator, spotlights, cast iron multi fuel burner with exposed stone hearth and exposed brick surround, stone fire place, television point, oak single glazed door to kitchen and stairs to first floor.

Kitchen

17' x 7'10 (5.18m x 2.39m)

UPVC double glazed window, Velux window, central heating radiator, range of grey gloss wall and base units, wood effect surface, ceramic one and a half sink and drainer with mixer tap, double width Kenwood oven with five ring gas hob and extractor hood, space for American fridge freezer, dishwasher and washing machine, spotlights, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

12'8 x 7'4 (3.86m x 2.24m)

Central heating radiator, spotlights, oak doors to bedroom two, bedroom three, bathroom and further landing.

Further landing

4'1 x 3'8 (1.24m x 1.12m)

Oak door to bedroom one and stairs to second floor.

Bedroom One

12'11 x 12'4 (3.94m x 3.76m)

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

Bedroom Two

10'4 x 7'11 (3.15m x 2.41m)

UPVC double glazed window, central heating radiator, integrated boiler and wood effect laminate flooring.

Bedroom Three

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'5 x 5'10 (2.26m x 1.78m)

Panel bath with direct feed rainfall shower and rinse head and mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, extractor fan and tiled floor.

Second Floor

Loft Room

18'11 x 11'9 (5.77m x 3.58m)

UPVC double glazed window and eave storage.

External

Rear

Enclosed yard with artificial lawn.

Front

Courtyard.



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