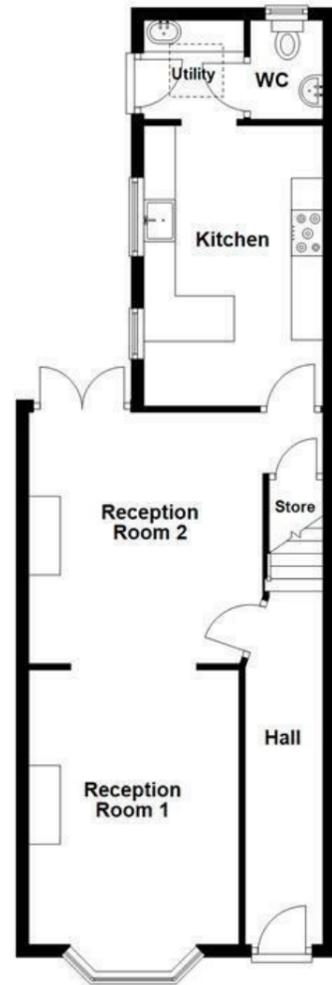


Ground Floor



First Floor



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			
		71	80
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.

Park Lane, Salford, M6 7RQ

Offers Over £300,000

A DESIRABLE FAMILY HOME

Nestled on the prestigious Park Lane in Salford, this exquisite Edwardian terraced house has been fully renovated to offer a blend of classic charm and modern elegance. With three spacious bedrooms, this property is perfect for families seeking a stylish and comfortable living space.

Upon entering, you will be greeted by an abundance of tasteful interiors that reflect a keen eye for design. The property boasts two inviting living areas, ideal for both relaxation and entertaining. The enviable kitchen is a true highlight, featuring contemporary fixtures and ample utility space, complemented by a convenient downstairs WC. The three generously sized bedrooms provide a peaceful retreat, while the modern bathroom adds a touch of luxury to daily routines. This home is a credit to its current owner, who has meticulously crafted a luxurious environment that is ready for you to move straight into.

Conveniently located, this property is within easy reach of bus routes, local schools, and various amenities. Additionally, it offers excellent network links to Manchester, Swinton, and major motorways, making it an ideal choice for commuters.

This delightful home is a rare find for any potential buyer looking for a luxurious and stylish family residence. Do not miss the opportunity to make this stunning property your own.

Park Lane, Salford, M6 7RQ

Offers Over £300,000



- Stunning Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band B

Ground Floor

Entrance Hall

15'4 x 4'1 (4.67m x 1.24m)

Hardwood single glazed frosted leaded front door, central heating radiator, dado rail, meter cupboard, solid wood flooring, door to reception room two and stairs to first floor.

Reception Room Two

15'5 x 13'1 (4.70m x 3.99m)

Central heating radiator, coving, television point, solid wood flooring, under stairs storage, open to reception room one, door to kitchen and UPVC double glazed French doors to rear.

Reception Room One

15'9 x 11'0 (4.80m x 3.35m)

UPVC double glazed bay window, central heating radiator, coving, electric fire and solid wood flooring.

Kitchen

14'7 x 9'4 (4.45m x 2.84m)

Two UPVC double glazed windows, upright central heating radiator, range of wall and base units with marble effect work surfaces, plinth heater, tiled splashback, ceramic sink with boiling water mixer tap, space for range cooker, integrated extractor hood, space for American-style fridge freezer, plumbing for dishwasher, breakfast bar, spotlights, wood effect laminate flooring and open to utility.

Utility

5'3 x 5'2 (1.60m x 1.57m)

Velux window, central heating radiator, range of panelled wall and base units with marble effect work surfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, wood effect laminate flooring, door to WC and UPVC double glazed frosted door to rear.

WC

5'2 x 2'11 (1.57m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panel elevation, feature wall light and wood effect laminate flooring.

First Floor

Landing

16'11 x 5'0 (5.16m x 1.52m)

Velux window, dado rail, loft hatch, solid wood flooring, doors leading to three bedrooms and bathroom.

Bedroom One

15'5 x 13'2 (4.70m x 4.01m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail, decorative open coal fire and solid wood flooring.

Bedroom Two

13'2 x 10'2 (4.01m x 3.10m)

UPVC double glazed window, central heating radiator, picture rail, inset shelving and solid wood flooring.

Bedroom Three

11'4 x 9'8 (3.45m x 2.95m)

UPVC double glazed window, central heating radiator, integrated shelving and solid wood flooring.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, dual flush WC, panel bath with traditional taps and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed paved yard with seating, bedding and gate to shared access.

Front

Paved forecourt.



Tel: 01617939622

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