



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Longton Road, Salford, M6 7QW

£300,000

SPACIOUS THREE BEDROOM HOME IDEAL FOR A FAMILY

Nestled on Longton Road in Salford, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting two spacious reception rooms, the property offers ample space for relaxation and entertaining, making it ideal for family gatherings or quiet evenings in.

The house features three well-proportioned bedrooms, providing plenty of room for family members or guests. The single bathroom is designed for practicality, ensuring that daily routines are both efficient and comfortable.

One of the standout features of this property is its low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your home and garden. The convenient location offers easy access to both Salford and Swinton, making it perfect for those who commute or wish to explore the local amenities and attractions.

This delightful home is not just a property; it is a place where memories can be made. With its combination of space, practicality, and a prime location, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this semi-detached house on Longton Road is sure to meet your needs.

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Longton Road, Salford, M6 7QW
£300,000

 3  1  2  D

- An Envable Semi Detached Property
 - No Chain Delay
 - On Street Parking
 - Tenure Leasehold
- Three Bedrooms
 - Perfect Family Home
 - EPC Rating D
- Neutral Decorations
 - Sought After Location
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted leaded French doors to the entrance vestibule.

Vestibule

6'4 x 1'6 (1.93m x 0.46m)

Tiled elevations, tiled flooring, UPVC double glazed frosted door to the hallway.

Hallway

13'7 x 6'4 (4.14m x 1.93m)

UPVC double glazed frosted window, central heating radiator, meter cupboard, wood effect laminate flooring, doors to two reception rooms, kitchen and staircase to the first floor.

Reception Room One

14'4 x 13'2 (4.37m x 4.01m)

UPVC double glazed window, central heating radiator, coving, television point, gas living flame fire, wood effect laminate flooring.

Reception Room Two

13'1 x 12'4 (3.99m x 3.76m)

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

Kitchen

9'2 x 6'4 (2.79m x 1.93m)

UPVC double glazed window, central heating radiator, a range of white high glossed wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, Vaillant boiler, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

9'3 x 7'5 (2.82m x 2.26m)

Loft access, picture rail, doors to three bedrooms and bathroom.

Bedroom One

14'4 x 13'3 (4.37m x 4.04m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)

UPVC double glazed window, central heating radiator, picture rail, coving.

Bedroom Three

9'3 x 9'2 (2.82m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'4 (2.24m x 1.93m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed shower head, tiled elevations, spotlights, PVC panelling to the ceiling, wood effect Lino flooring.

External

Rear

Enclosed laid to lawn garden with paving, stone chipping, bedding, mature shrubs and outbuilding.

Front

Enclosed paved garden.



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