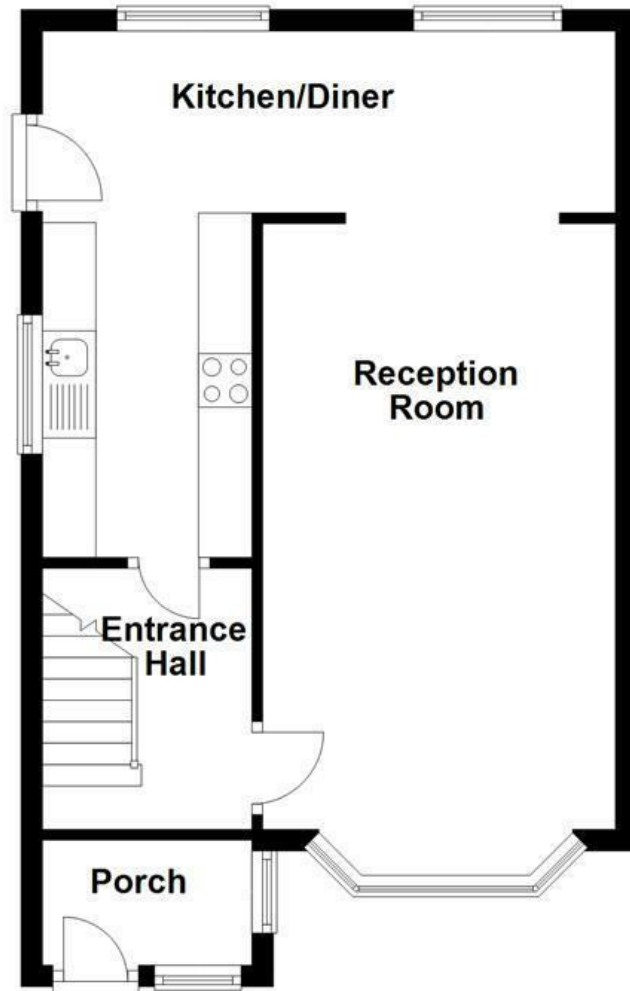
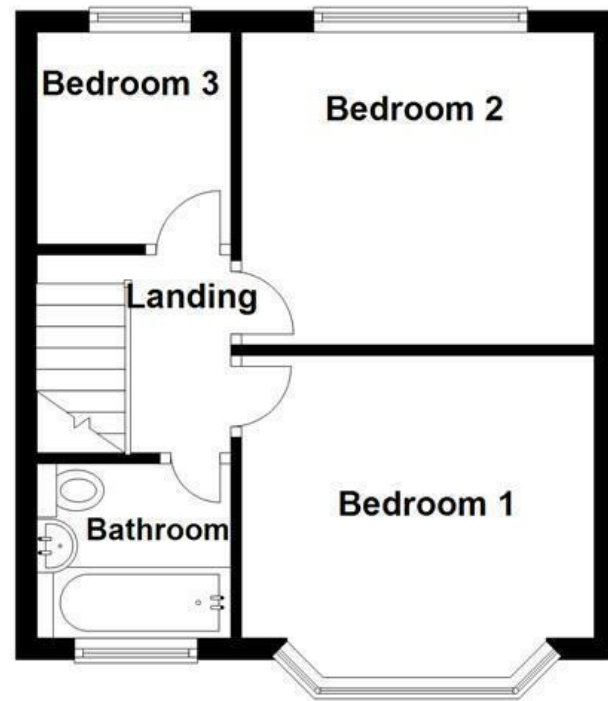


Ground Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(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.

Burnside Avenue, Salford, M6 8NS

Offers Over £260,000

Welcome to this stunning extended semi-detached home located on Burnside Avenue in Salford, an ideal choice for growing families seeking comfort and convenience. This property is in move-in condition, allowing you to settle in without delay.

As you enter through the beautiful porch, you are greeted by a spacious reception room that offers a warm and inviting atmosphere. The ground floor also features a large wrap-around kitchen and dining area, perfect for family gatherings and entertaining guests. This well-designed space ensures that cooking and dining are both enjoyable and practical.

Moving to the first floor, you will find three generously sized bedrooms, providing ample space for rest and relaxation. The fully fitted bathroom is modern and functional, catering to the needs of the household.

Situated close to local shops and transport links, this home offers easy access to essential amenities and commuting options, making it a convenient choice for busy families. With its blend of space, style, and practicality, this property is truly a gem in the heart of Salford. Don't miss the opportunity to make this lovely house your new home.

Burnside Avenue, Salford, M6 8NS

Offers Over £260,000



- Three Bedrooms
- Ideal Family Home
- EPC Rating - D
- Easy Access To Major Commuter Routes
- Off Road Parking
- Detached Garage
- Council Tax Band - B
- Semi Detached House
- Tenure - Freehold
- Popular Family Friendly Location

Entrance

Hardwood door leading to porch.

Porch

6'5 x 3'10 (1.96m x 1.17m)

UPVC double glazed window, tiled flooring, hardwood door to entry hall.

Entrance Hall

6'5 x 8 (1.96m x 2.44m)

Doors to reception room and kitchen, stairs to first floor, under stair storage, central heating radiator, smoke alarms.

Reception Room

18'7 x 10'10 (5.66m x 3.30m)

UPVC double glazed bay windows, central heating radiators, television point, opening to kitchen diner.

Kitchen/Diner

17'4 x 5'7 (5.28m x 1.70m)

UPVC double glazed windows, central heating radiator, door to rear garden, tiled splashback, integrated oven, space for washing machine and fridge freezer, stainless steel sink with mixer tap.

First Floor

Landing

Doors to bedroom one, two, three and bathroom, loft access.

Bathroom

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed frosted window, tiled walls and flooring, dual flush toilet, pedestal sink with mixer tap, walk in direct feed shower,

Bedroom One

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'11 x 9'7 (3.33m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Three

6'6 x 6'6 (1.98m x 1.98m)

UPVC double glazed window, central heating radiator.

External

Front

Paved path leading to side external, driveway to the front

Rear

Laid to lawn garden, large garage.



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