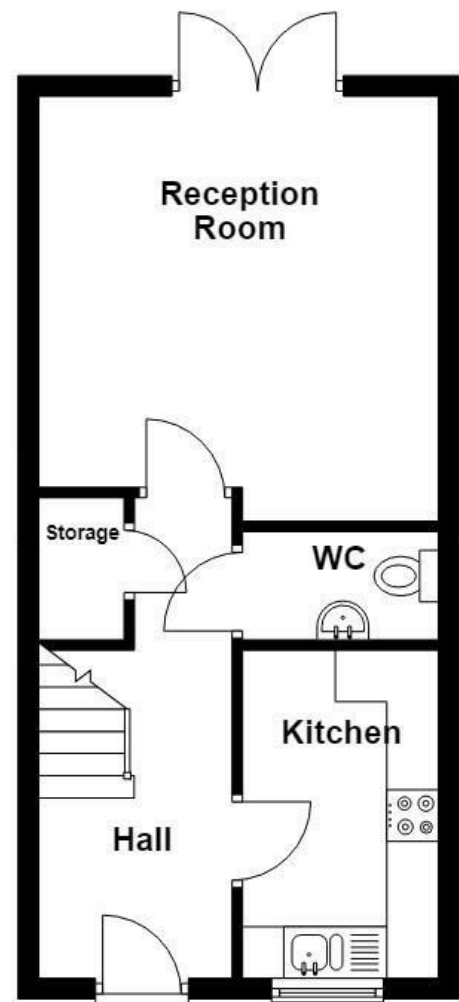
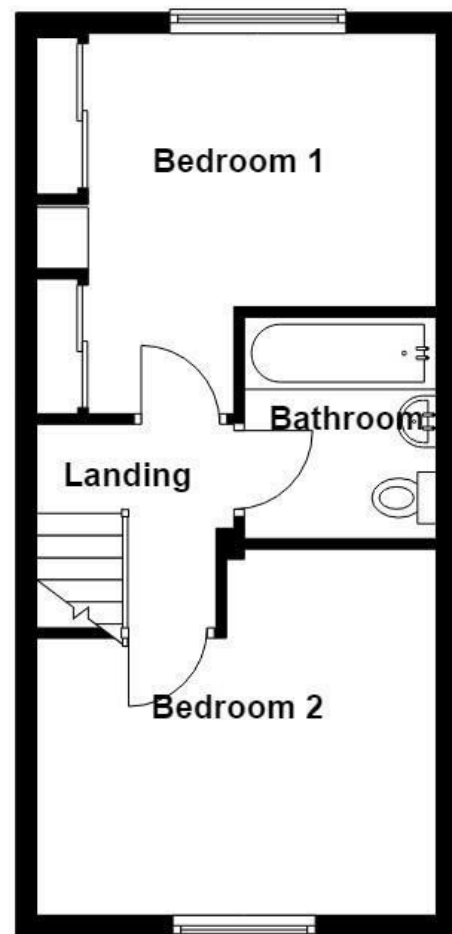


Ground Floor



First Floor



Kennedy Road, Salford, M5 5FT

Offers Over £220,000

Welcome to this modern two-bedroom house located on Kennedy Road in the vibrant area of Salford. This delightful property boasts a private driveway, providing convenient off-street parking for you and your guests.

As you step inside, you will be greeted by a spacious reception room that offers ample space for relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The modern finishes throughout the home enhance its appeal, ensuring a stylish and comfortable living experience.

This property is perfect for those seeking a contemporary home in a lively community. With its excellent location, you will have easy access to local amenities, parks, and transport links, making it an ideal choice for both families and professionals alike.

Do not miss the opportunity to make this charming house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kennedy Road, Salford, M5 5FT

Offers Over £220,000

2 bedrooms 1 bathroom

- Tenure Leasehold
 - Off Road Parking
 - Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Ideal Home For Small Family Or Couple
- EPC Rating B
 - Three Piece Bathroom Suite And Downstairs WC For Convenience
 - Low Maintenance Garden Space

Ground Floor

Entrance

Composite door to hall.

Hall

15'6 x 6'2 (4.72m x 1.88m)

Doors to reception room, kitchen and WC, stairs to first floor, under stairs storage and wood effect laminate flooring.

Reception Room

12'6 x 13' (3.81m x 3.96m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

Kitchen

10'5 x 6'3 (3.18m x 1.91m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, oven, four ring gas hob, space for fridge freezer, plumbed for washing machine, spotlights and wood effect flooring.

WC

6'3 x 3'5 (1.91m x 1.04m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect flooring.

First loor

Landing

7'2 x 3'5 (2.18m x 1.04m)

Doors to two bedrooms and bathroom.

Bedroom One

12'9 x 8'8 (3.89m x 2.64m)

UPVC double glazed window, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Two

12'9 x 10'5 (3.89m x 3.18m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'9 (1.96m x 1.75m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation and tiled effectt flooring.

External

Front

Drive for off road parking.

Rear

Enclosed laid to lawn, paving, bedding boxes, stone chipped areas.



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