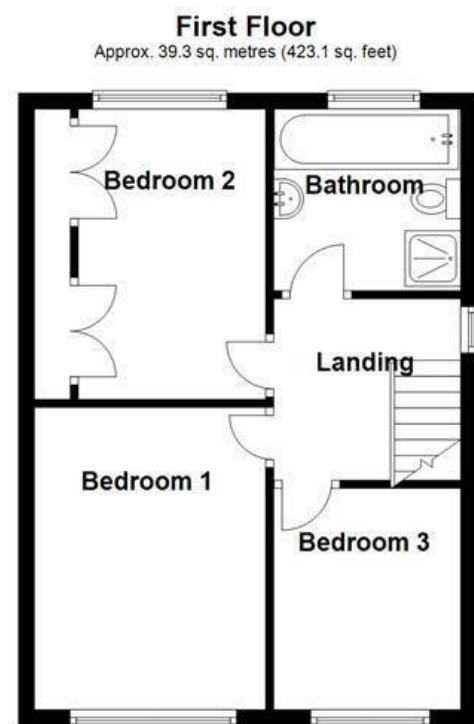
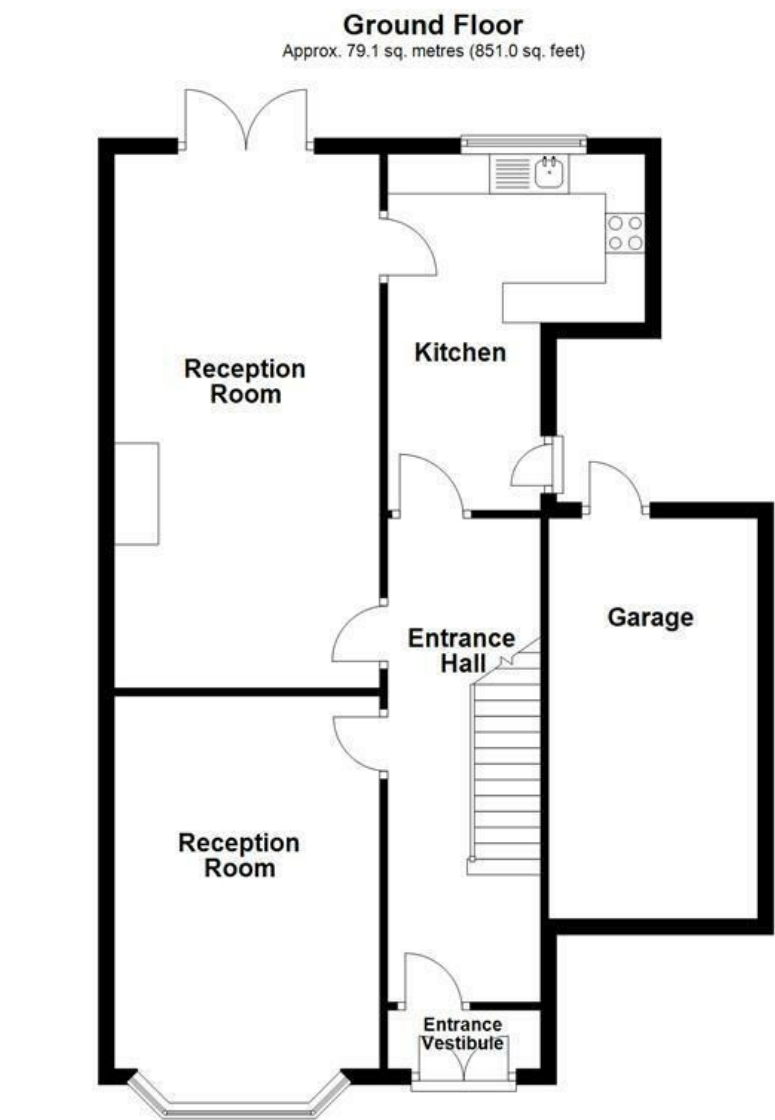




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Venesta Avenue, Salford, M6 8FE

Offers Over £375,000

Welcome to this stunning semi-detached home located on Venesta Avenue in Salford. This property boasts a generous layout, perfect for families or those seeking ample space. As you enter, you are greeted by a spacious ground floor hall that features a staircase leading to the first floor, along with convenient under-stairs storage.

The ground floor also offers two large reception rooms, ideal for entertaining guests or enjoying family time. The well-appointed kitchen provides a functional space for culinary pursuits, making it a delightful area for home-cooked meals.

Moving to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily living.

One of the standout features of this property is the expansive private gardens, providing a perfect outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the large garage offers ample storage or parking options, adding to the convenience of this lovely home.

This property on Venesta Avenue is not just a house; it is a wonderful opportunity to create lasting memories in a charming and spacious environment. With its desirable features and excellent location, it is sure to attract interest from those looking for a comfortable family home. Do not miss the chance to make this delightful property your own.

Venesta Avenue, Salford, M6 8FE

Offers Over £375,000

3 1 2 C

- Three Well Proportioned Bedrooms
 - Ideal Family Home With Viewing Essential
 - Close To Major Commuter Links
 - Council Tax Band C
- Semi Detached Property
 - Off Road Parking
 - Tenure Freehold
- Two Reception Rooms
 - Garage
 - EPC Rating C

Entrance

UPVC double glazed French doors to vestibule.

Vestibule

6'4 x 2'5 (1.93m x 0.74m)

UPVC double glazed window, composite door to entrance hallway.

Entrance Hall

20 x 6'5 (6.10m x 1.96m)

Central heating radiator, stairs to first floor, doors to reception room one, two and kitchen, Karndean vinyl flooring.

Reception Room One

15'5 x 11 (4.70m x 3.35m)

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

Reception Room Two

11 x 22'1 (3.35m x 6.73m)

UPVC double glazed French doors, central heating radiators, spotlights, two wall lights, gas fire with marble surround, door to kitchen.

Kitchen

10'8 x 17'2 (3.25m x 5.23m)

UPVC double glazed window, frosted PVC door to side external, central heating radiator, spotlights, extractor fan, wooden wall and base units, half stainless steel sink with mixer tap, laminate work top, integrated dishwasher, fridge and cooker, four ring gas hob.

Garage

8'8 x 16'7 (2.64m x 5.05m)

Electric doors, plumbing for washing machine.

First Floor

Landing

UPVC double glazed window, central heating radiator, doors to bedroom one, two, three and bathroom, loft access.

Bedroom One

12'6 x 9'7 (3.81m x 2.92m)

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

Bedroom Two

12 x 9'7 (3.66m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Three

7'2 x 9'2 (2.18m x 2.79m)

UPVC double glazed window, central heating radiator.

Bathroom

6'5 x 7'6 (1.96m x 2.29m)

UPVC double glazed frosted window, central heating radiator, spotlights, extractor fan, tiled floor and walls, dual flush toilet, pedestal sink with mixer tap, tiled bath, walk in direct feed shower.

External

Front

Rear



Tel: 01617939622

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