



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Radcliffe Park Road, Salford, M6 7NG

Offers Over £325,000

THE PERFECT FAMILY HOME

Nestled on the desirable Radcliffe Park Road in Salford, this impressive semi-detached family home presents an exceptional opportunity for those seeking a spacious and versatile living environment. Boasting four generously sized bedrooms, this property is ideal for a growing family, offering ample room for everyone to thrive.

Upon entering, you will be greeted by a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen/dining room, which is designed to be both functional and stylish, making it an excellent space for family gatherings and culinary adventures.

The property features two modern bathrooms, ensuring convenience for busy family life. With neutral decoration throughout, this home serves as a blank canvas, allowing you to infuse your personal style and create the perfect sanctuary for your family.

Outside, the fantastic gardens offer a wonderful space for children to play and for adults to unwind, while the enviable double-storey extension enhances the overall living space, providing even more room to enjoy. The double driveway adds to the convenience, ensuring ample parking for family and guests alike.

Radcliffe Park Road, Salford, M6 7NG

Offers Over £325,000



- Semi Detached Property
- Large Open Plan Kitchen/Dining Room
- Off Road Parking
- EPC Rating: C
- Four Bedrooms
- Two Bathrooms
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

7'8 x 6'9 (2.34m x 2.06m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, hardwood floor, stairs to first floor and doors to reception room and kitchen.

Reception Room

19'8 x 10'11 (5.99m x 3.33m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, TV point and UPVC double glazed French doors.

Kitchen/Dining Room

23' x 15'4 (7.01m x 4.67m)

UPVC double glazed window, UPVC double glazed inset box window, central heating radiator, spotlights, red gloss wall and base units, granite effect worktops, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, five burner gas hob, extractor hood, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, under stairs storage, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

9'9 x 7'9 (2.97m x 2.36m)

Loft access and doors to four bedrooms and bathroom.

Bedroom One

15'5 x 6'8 (4.70m x 2.03m)

UPVC double glazed inset box window, Velux window, central heating radiator, wood effect laminate flooring and door to en suite.

En Suite

6'8 x 4'11 (2.03m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in enclosure, extractor fan, tiled elevation and lino flooring.

Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

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

Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'6 x 8'5 (3.20m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 7'9 (2.39m x 2.36m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin and mixer tap, P shape panel bath with mixer tap and rinse head, tiled elevation and lino floor.

External

Front

Laid to lawn garden, bedding areas and off road parking.

Rear

Laid to lawn garden, access to cellar and tiered decking.



Tel: 01617939622

www.keenans-estateagents.co.uk