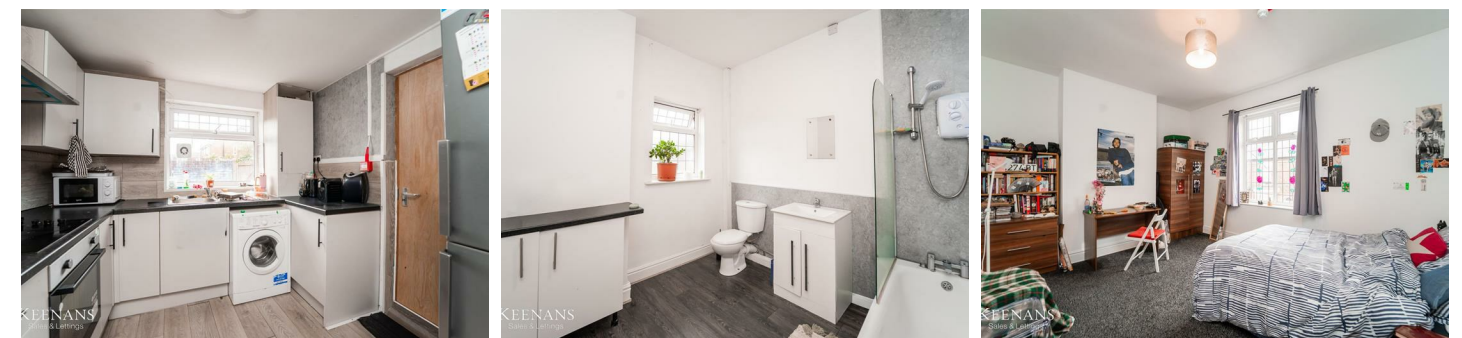
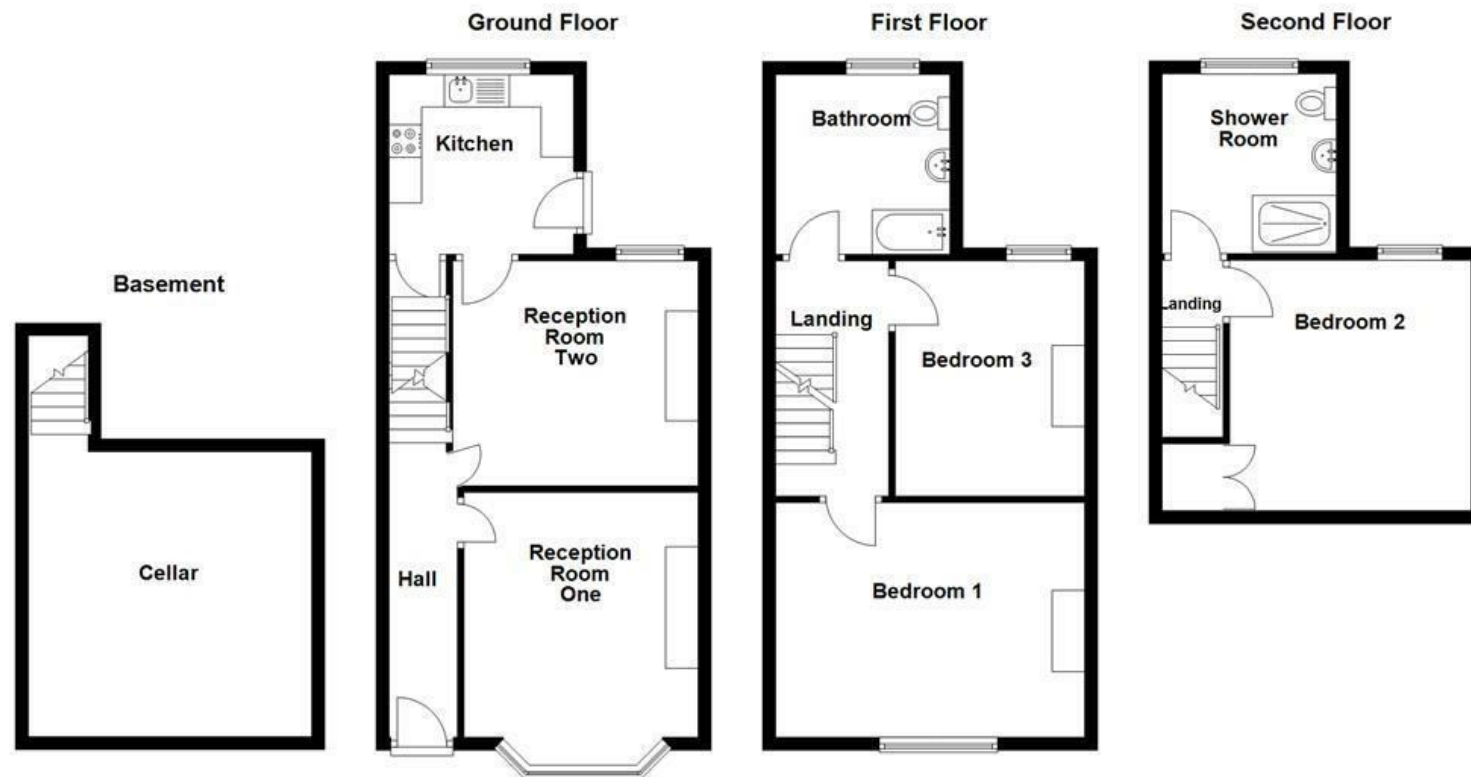




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales	EU Directive 2002/91/EC	

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.

Croft Street, Salford, M7 1LR

£250,000

THREE BEDROOM HOME IN SALFORD

Situated on Croft Street in the vibrant area of Salford, this charming house offers a perfect blend of space and comfort. With three generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The two spacious reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two well-appointed bathrooms, ensuring convenience for all residents. The low maintenance exteriors mean you can spend less time on upkeep and more time enjoying your new home.

Situated in a convenient location, this property offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and practicality. Whether you are looking to settle down or invest, this house on Croft Street is a wonderful opportunity not to be missed.

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Croft Street, Salford, M7 1LR

£250,000

 3  2  2  D

- Tenure Freehold
 - Council Tax Band A
 - Close To Local Amenities
 - Viewing Recommended
- Fitted Kitchen And Two Spacious Bathrooms
 - Low Maintenance Exterior
 - Easy Access To Major Commuter Routes
- On Street Parking
 - EPC Rating D
 - Ideal Family Home Bursting With Potential

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

15'4 x 3'5 (4.67m x 1.04m)

Central heating radiator, smoke alarm, coving, doors to two reception rooms and wood effect laminate flooring.

Reception Room One

12'4 x 11'10 (3.76m x 3.61m)

UPVC double glazed stained glass bay window and central heating radiator.

Reception Room Two

12'4 x 11'3 (3.76m x 3.43m)

UPVC double glazed stained glass leaded window, central heating radiator, door to kitchen, smoke alarm, decorative fireplace surround, wood effect laminate flooring.

Kitchen

9'4 x 9'1 (2.84m x 2.77m)

UPVC double glazed leaded window, central heating radiator, wall and base units, laminate work top, integrated oven, four ring electric hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, access to boiler, door to rear, space for fridge freezer, door to cellar and wood effect laminate flooring.

Cellar

14'4 x 14'4 (4.37m x 4.37m)

First Floor

Landing

12'10 x 4'8 (3.91m x 1.42m)

Doors to bedroom one, bedroom three and bathroom.

Bedroom One

14'8 x 11'11 (4.47m x 3.63m)

UPVC double glazed leaded stained glass window, central heating radiator and smoke alarm.

Bedroom Three

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

UPVC double glazed leaded window, central heating radiator and smoke alarm.

Bathroom

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed frosted leaded window, central heating radiator, integrated shelving, dual flush WC, vanity top wash basin with mixer tap, panel bath with waterfall mixer tap, overhead electric feed shower and wood effect flooring.

Second Floor

Landing

Bedroom Two

12'6 x 11'5 (3.81m x 3.48m)

UPVC double glazed window, central heating radiator and integrated wardrobe.

Shower Room

9'3 x 8'10 (2.82m x 2.69m)

UPVC double glazed window, central heating towel rail, enclosed direct feed shower, vanity top wash basin with mixer tap, dual flush WC, part panel elevation and wood effect flooring.

External

Front

Block paved courtyard.

Rear

Enclosed rear yard.



Tel: 01617939622

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