


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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.

## Bank Lane, Salford, M6 7LW

### £1,595 Per Month

NEW TO THE RENTAL MARKET

Situated on the charming Bank Lane in Salford, this delightful house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two modern bathrooms ensure convenience for all residents, while the two inviting reception rooms provide versatile areas for relaxation and entertainment.

The heart of the home is undoubtedly the stylish kitchen, designed with both functionality and aesthetics in mind. It is perfect for those who enjoy cooking and entertaining guests. The property is stylish throughout, featuring contemporary finishes that create a warm and welcoming atmosphere.

Outside, the good-sized rear garden is a wonderful addition, offering a private outdoor space for gardening, play, or simply unwinding after a long day. Furthermore, the convenience of off-road parking adds to the appeal, making this home not only attractive but also practical.

This property on Bank Lane is a true gem, combining modern living with a touch of elegance, making it an ideal choice for anyone looking to settle in a vibrant area of Salford. Don't miss the chance to make this lovely house your new home.

# Bank Lane, Salford, M6 7LW

£1,595 Per Month



- Easy Access To Major Commuter Routes
- Council Tax Band B
- EPC Rating D
- Ample Off Road Parking
- Three Well Proportioned Bedrooms
- Contemporary Fitted Kitchen
- Ideal Family Home
- Viewing Essential
- Envious Garden Space

## Ground Floor

### Entrance

UPVC double glazed door with frosted window.

### Hall

9'4 x 8'5 (2.84m x 2.57m)

Wood effect laminate flooring, doors to reception room, WC and stairs to first floor.

### WC

5'2 x 7' (1.57m x 2.13m)

UPVC double glazed frosted window, low flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled floor.

### Reception Room

17'10 x 10'10 (5.44m x 3.05m)

UPVC double glazed window, central heating radiator, electric fire with surround, television point, spotlights, wood effect laminate flooring and open access to dining room.

### Dining Room

9'1 x 10'6 (2.77m x 3.20m)

Central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

14'6 x 8'5 (4.42m x 2.57m)

UPVC double glazed window, range of wall and base units, marble effect work top, ceramic sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, spotlights and wood effect laminate flooring.

## First Floor

### Landing

Two UPVC double glazed windows, doors to three bedrooms and shower room.

### Bedroom One

10'9 x 10'7 (3.28m x 3.23m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'4 x 6'10 (2.54m x 2.08m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'4 x 2'1 (2.54m x 0.64m)

UPVC double glazed frosted window, low flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevation, extractor fan, spotlights and tiled floor.

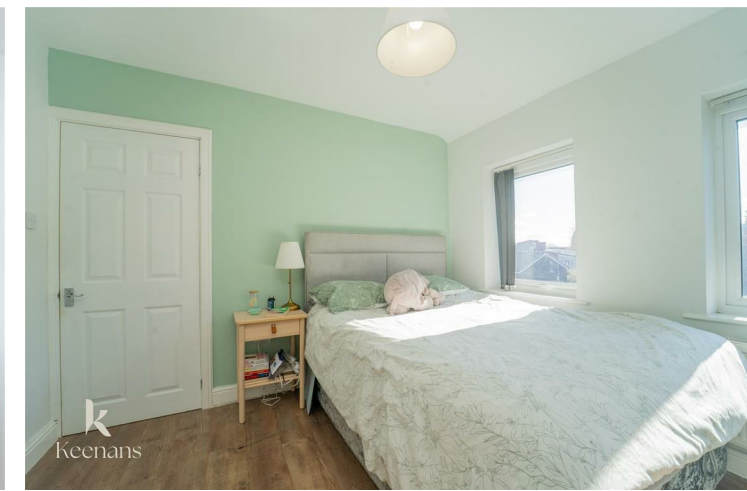
### External

#### Front

Laid to lawn garden, hedge and tarmac drive.

#### Rear

Laid to lawn garden, bedding areas with mature shrubs.



Tel: 01616960085

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)