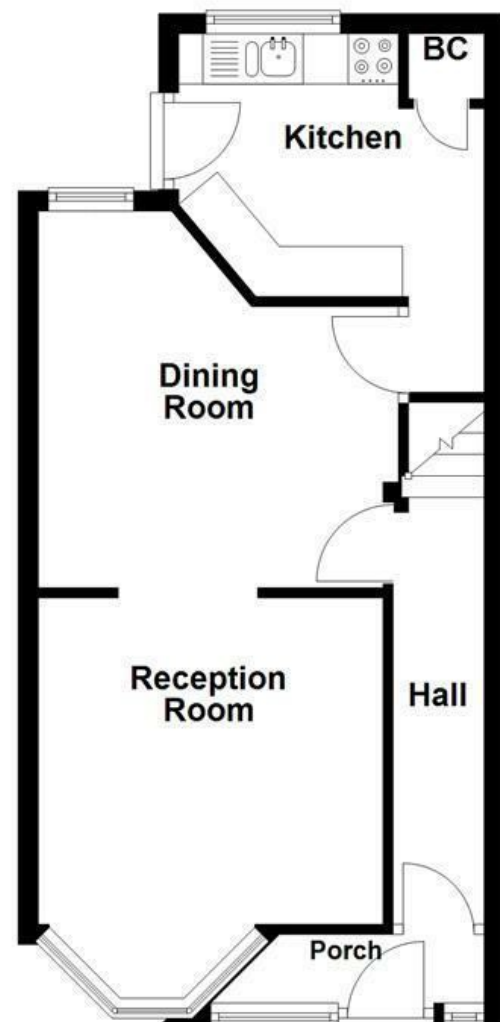
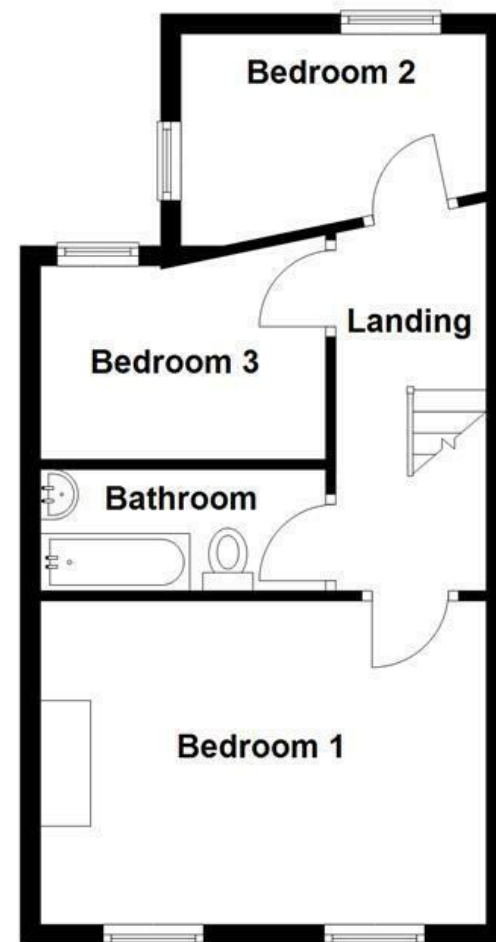


Ground Floor



First Floor



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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

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.

## Milford Street, Salford, M6 5QG

### £1,295

THREE BEDROOM TERRACED PROPERTY IN SALFORD WITH VIEWING ESSENTIAL

Located on Milford Street in the vibrant area of Salford, this charming mid-terrace house is being welcomed to the rental market. It offers a delightful blend of comfort and practicality. As you step inside, you are welcomed by a generous living room that seamlessly connects to the dining area, creating an inviting space perfect for both relaxation and entertaining. The well-equipped kitchen is designed for convenience, making meal preparation a pleasure.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom serves the upper floor, ensuring that all your needs are met with ease.

Outside, the property boasts a rear low-maintenance yard, providing a private outdoor space that is perfect for enjoying the fresh air without the burden of extensive upkeep. This home is ideal for a family or couple seeking a comfortable living environment in a lively community.

To book a viewing please contact our Lettings Team at your earliest convenience.  
For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Milford Street, Salford, M6 5QG

## £1,295

 3  1  2  E

- Easy Access To Major Commuter Routes
  - Ideal Family Home
  - Excellent Transport and Commuter Links
  - Council Tax Band A
- Three Well Proportioned Bedrooms
  - Viewing Essential
  - Three Piece Bathroom Suite
- Modern Fitted Kitchen
  - Close Proximity To Local Amenities
  - EPC Rating E

### Ground Floor

#### Entrance

UPVC double glazed door to porch.

#### Porch

6'7 x 3' (2.01m x 0.91m)

UPVC double glazed windows, wood effect flooring and UPVC double glazed door to hall.

#### Hall

12'4 x 3' (3.76m x 0.91m)

Central heating radiator, coving, door to dining room and stairs to first floor.

#### Dining Room

12'4 x 11'9 (3.76m x 3.58m)

UPVC double glazed window, central heating radiator, smoke alarm, open access to reception room and door to kitchen.

#### Reception Room

11'3 x 10'8 (3.43m x 3.25m)

UPVC double glazed bay window, central heating radiator, coving, electric fire with decorative surround and television point.

#### Kitchen

10'1 x 7'4 (3.07m x 2.24m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top and upstand, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, plumbed for washing machine, boiler cupboard, wood effect flooring and UPVC door to rear.

### First Floor

#### Landing

10'10 x 4'8 (3.30m x 1.42m)

Doors to three bedrooms , bathroom and storage.

#### Bedroom One

14'8 x 10'6 (4.47m x 3.20m)

Two UPVC double glazed windows, central heating radiator and spotlights.

#### Bedroom Two

9'8 x 6'3 (2.95m x 1.91m)

Two UPVC double glazed frosted windows, central heating radiator and spotlights.

#### Bedroom Three

10'1 x 7'6 (3.07m x 2.29m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

9'4 x 4'2 (2.84m x 1.27m)

Central heating towel rail, dual flush WC, pedestal wash basin, panel bath with overhead direct feed shower, tiled elevation, extractor fan, spotlights and laminate flooring.

### External

#### Front

Paved courtyard.

#### Rear

Enclosed yard with artificial grass and gate to shared access road.



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