


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(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	

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Innings Drive, Salford, M6 8DH

£1,400 Per Month

NEW TO RENTAL MARKET - TWO BED END TERRACED

Nestled on the charming Innings Drive in Salford, this delightful end-terraced home is an ideal choice for families seeking comfort and convenience. As you approach the property, you will be greeted by a well-maintained driveway that provides ample parking space.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. This inviting area seamlessly flows into the kitchen, which is designed for both functionality and style. The kitchen is equipped with a convenient WC and features elegant French doors that open up to a large rear garden, creating a wonderful indoor-outdoor living experience.

Venturing upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, providing essential amenities for everyday living.

The expansive rear garden is a standout feature of this property, offering plenty of space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying sunny afternoons with family and friends.

This home is not only well-suited for family life but also benefits from its proximity to local amenities and transport links, to Manchester City Centre and beyond, making it a practical choice for those looking to settle in a vibrant community. With its appealing layout and outdoor space, this property is a wonderful opportunity for anyone looking to create lasting memories in a welcoming environment.

Nature lovers and families alike will enjoy nearby Buile Hill Park, which features tennis courts, outdoor gym equipment, a children's play area, and a café within the historic Buile Hill Mansion.

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£1,400 Per Month



Two Bedroom End Terraced Home

French Doors To Rear Garden

Off Road Parking

Spacious Reception Room

Large Private Rear Garden

EPC Rating - C

Fitted Kitchen With Ground Floor WC For Convenience

Close To Local Amenities And Transport Links

Council Tax Band - B

Ground Floor

Entrance

Composite door to hallway.

Hallway

4'2 x 4'9 (1.27m x 1.45m)

Central heating radiator, smoke alarm, door leading to reception room, stairs to first floor.

Reception Room

10'11 x 14 (3.33m x 4.27m)

UPVC double glazed window, central heating radiator, door leading to kitchen, television point under stairs storage.

Kitchen

14'5 x 11'1 (4.39m x 3.38m)

Central heating radiator, high gloss wall and base units, laminate surfaces, tiled splashbacks, double sink with drainer and spring mixer tap, gas hob, integrated double oven, stainless steel extractor hood, plumbing for washing machine, integrated fridge freezer, smoke alarm, spotlights, tiled effect flooring, door leading to WC, UPVC French doors to rear garden.

WC

3'6 x 5'4 (1.07m x 1.63m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a dual flush WC and pedestal wash basin with traditional taps, tiled effect flooring.

First Floor

Landing

3'5 x 4'5 (1.04m x 1.35m)

Doors leading to two bedrooms and bathroom.

Bedroom One

14'4 x 10 (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, over stairs storage.

Bedroom Two

15'1 x 7'4 (4.60m x 2.24m)

UPVC double glazed window, central heating radiator.

Bathroom

6'8 x 6'2 (2.03m x 1.88m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath, direct feed shower, partial tiled elevations, spotlights, tiled effect flooring.

External

Front

Driveway, laid to lawn garden.

Rear

Laid to lawn garden with paved pathway.



Tel: 01616960085

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