



## Sunningdale Drive, Salford, M6 7PL

£1,595 PCM

Keenans Lettings are thrilled to present to the market this one of a kind three bedroom semi detached property located on a quiet residential drive. This property is one not to be missed, having a double storey extension to the rear to create three double bedrooms. Internally comprising of; Entrance Hallway, Open Plan Lounge, Dining Area and Kitchen with bi folding patio doors onto a landscaped rear garden overlooking playing fields. To the first floor; three generous double bedrooms with Juliet balcony off the master and a luxurious four piece bathroom suite. Benefitting from a block paved driveway providing off road parking for numerous vehicles. The location is fantastic with easy access to Manchester, East Lancs, Salford Royal and brilliant schools. Call today to arrange your viewing as much interest is expected.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

# Sunningdale Drive, Salford, M6 7PL

£1,595 PCM



- Semi Detached
- Private Rear Garden
- Gorgeous Interior
- Three Double Bedrooms
- Open Aspect to the Rear
- Driveway
- Open Plan Living/Dining Kitchen
- Fantastic Location

## INTRODUCTION

Keenans Lettings are thrilled to present to the market this one of a kind three bedroom semi detached property located on a quiet residential drive. This property is one not to be missed, having a double storey extension to the rear to create three double bedrooms. Internally comprising of; Entrance Hallway, Open Plan Lounge, Dining Area and Kitchen with bi folding patio doors onto a landscaped rear garden overlooking playing fields. To the first floor; three generous double bedrooms with Juliet balcony off the master and a luxurious four piece bathroom suite. Benefitting from a block paved driveway providing off road parking for numerous vehicles. The location is fantastic with easy access to Manchester, East Lancs, Salford Royal and brilliant schools. Call today to arrange your viewing as much interest is expected.

## GROUND FLOOR

Composite front entrance door leading into Hallway.

## HALLWAY

Stairs leading to first floor landing, wooden flooring, central heating radiator, smoke alarm point and a UPVC double glazed window.

## LOUNGE AREA

19'1" x 10'11" (5.82 x 3.33)

Real flame living gas fire with granite hearth and wooden mantle, recess spot lights, wooden flooring, bay UPVC double glazed window and open to Dining Area.

## DINING AREA

19'1" x 10'11" (5.82 x 3.33)

UPVC double glazed bi fold doors leading to rear garden, wooden flooring, recess spot lights and a vertical radiator open to the Kitchen area.

## KITCHEN

19'1" x 7'11" (5.82 x 2.41)

Range of wall and base units, laminate work surfaces and tiled splash backs, four ring gas hob with extractor over, eyeline electric double oven and grill, integrated dishwasher and washing machine, plumbing for American fridge freezer, one and a half bowl sink, drainer and mixer tap, recess spit lights, wooden flooring, two UPVC double glazed window and a rear entrance door.

## FIRST FLOOR

## LANDING

Loft access and smoke alarm point.

## BEDROOM ONE

16'1" x 10'10" (4.9 x 3.3)

UPVC double glazed patio doors with Juliet balcony over looking garden and playing field, recess spot lights, loft access and a central heating radiator.

## BEDROOM TWO

15'11" x 7'1" (4.85 x 2.16)

UPVC double glazed window and central heating radiator.

## BEDROOM THREE

11'1" x 7'0" (3.38 x 2.13)

Bay UPVC double glazed window and a central heating radiator.

## BATHROOM

Four piece bathroom suite comprising of; corner shower cubicle with jets and direct feed shower, double ended bath, wash hand basin and low suite WC, fully tiled elevations, tiled flooring, heated towel radiator, recess spot lights, extractor fan and a frosted UPVC double glazed window.

## EXTERNAL

### FRONT

Block paved driveway providing off road parking for numerous vehicles.

### REAR

Fully enclosed rear garden with a tiled patio with a laid to lawn area and a gate leading into Playing Field.

## AGENTS NOTES

Council Tax Band B.



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