



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.



Higham View, Salford, M6 6PW

£1,395

BEAUTIFULLY PRESENTED THREE-BEDROOM PROPERTY TO LET

This three-bedroom family home is being proudly welcomed to the market. Conveniently situated in close proximity to all local amenities, well-regarded schools and major commuter routes including routes directly into Manchester city centre. This property is perfectly suited to a small/growing family looking for their long-term home. The property boasts ample storage space both outside and inside, three double bedrooms and an enclosed garden area to the rear.

Comprising briefly, to the ground floor: entrance into the hallway which has doors to the downstairs WC, kitchen diner and the reception room as well as hosting the stairs to the first floor. The reception room has a door which leads you directly to the rear garden. To the first floor is a landing to three bedrooms, the bathroom and two storage rooms. Externally, to the rear is an enclosed paved patio garden area with a decked living space. To the front is a laid-to-lawn garden, a driveway providing parking for numerous vehicles and a storage shed perfect for garden tools.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market with Keenans, please follow our social media platforms Facebook: Keenans Estate Agents and Instagram @keenans.ea

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Higham View, Salford, M6 6PW

£1,395

 3  1  1  D

- Tenure Freehold
 - Off Road Parking With Driveway For Numerous Vehicles
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Three Bedroom Semi Detached Property
 - Generous Outdoor Space
- EPC Rating D
 - Three Piece Shower Room
 - Close Proximity To Amenities

Ground Floor

Entrance

Via a Rock door into hall.

Hall

15'11 x 5'7 (4.85m x 1.70m)

Central heating radiator, doors to downstairs WC, kitchen/diner and reception room.

WC

4' x 2'2 (1.22m x 0.66m)

UPVC double glazed frosted window, dual flush WC, vanity wash basin with mixer tap, fully tiled elevation, tiled floor and spotlights.

Kitchen

16'1 x 9'6 (4.90m x 2.90m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, one and a half stainless steel sink and drainer with mixer tap, oven with four ring gas hob, part tiled elevation, tiled effect floor and dado rail.

Reception Room

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window, central heating radiator, feature fire place and laminate floor.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'6 x 8'3 (4.11m x 2.51m)

UPVC double glazed window and central heating radiator.

Shower Room

6'6 x 5'1 (1.98m x 1.55m)

Two UPVC double glazed frosted windows, central heating towel rail, double electric feed shower, vanity wash basin with mixer tap, dual flush WC, fully tiled elevation, tiled floor and spotlights.

Bedroom Two

15'2 x 8'5 (4.62m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10' x 6'7 (3.05m x 2.01m)

UPVC double glazed window and central heating radiator.

External

Rear

Laid to lawn garden area, paved patio and bedding plants.

Front

Driveway, laid to lawn garden with mature shrubs and outdoor storage.



Tel: 01616960085

www.keenans-estateagents.co.uk