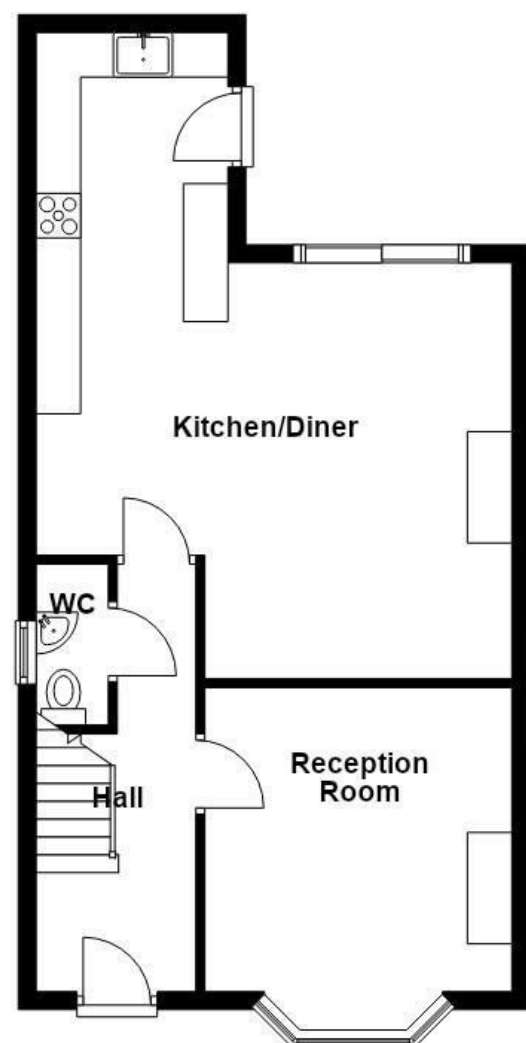
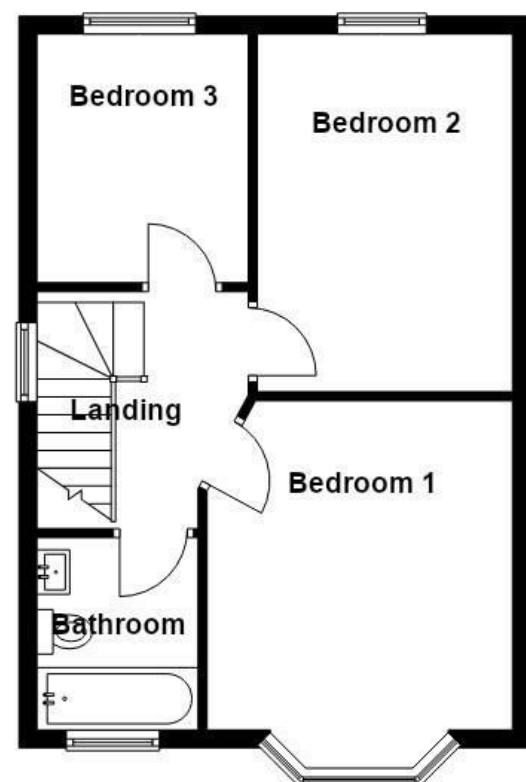


Ground Floor



First Floor



Cholmondeley Road, Salford, M6 8PR

Offers Over £300,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Nestled on Cholmondeley Road in the vibrant area of Salford, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The heart of the home is undoubtedly the modern fitted kitchen and dining area, which boasts contemporary fixtures and ample storage. This inviting space is ideal for preparing meals and enjoying family dinners, making it a true hub of the home. The spacious rooms throughout the property create a welcoming atmosphere, allowing for both privacy and togetherness.

Situated in a desirable location, this semi-detached house is conveniently close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a thriving community. With its blend of modern features and spacious living, this property is a wonderful opportunity for anyone seeking a new home in Salford. Don't miss the chance to make this lovely house your own.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	46	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cholmondeley Road, Salford, M6 8PR

Offers Over £300,000

 3  1  2  E

- An Envious Semi Detached Property
 - Perfect Family Home
 - On Street Parking
 - Tenure Leasehold
- Three Bedrooms
 - Modern Fixtures And Fittings
 - EPC Rating E
- Sought After Location
 - Open Plan Kitchen Diner
 - Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

16'3 x 5'11 (4.95m x 1.80m)

Central heating radiator, coving, smoke alarm, under staircase storage cupboard, doors to the reception room, kitchen diner, WC and staircase to the first floor.

Reception Room

12'8 x 11'4 (3.86m x 3.45m)

UPVC double glazed bay window, central heating radiator, coving, exposed brick fireplace, television point.

Kitchen Diner

19'8 x 17'2 (5.99m x 5.23m)

UPVC double glazed window, two central heating radiators, coving, a range of mixed matte and high glossed wall and base units, oak surface, tiled splash backs, inset stainless steel sink with a high spout mixer tap, a three door range cooker with a five ring gas hob and integrated extractor hood, space for an American style fridge freezer, integrated washing machine and dishwasher, spotlights, cast iron multi fuel burner with a slate hearth and exposed brick surround, integrated Bespoke alcove storage, solid oak flooring, television point, UPVC double glazed French doors to the rear, UPVC door to the rear.

WC

6 x 2'6 (1.83m x 0.76m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, corner wall mounted wash basin with mixer tap.

First Floor

Landing

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and a bathroom.

Bedroom One

11'3 x 11'3 (3.43m x 3.43m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

12'4 x 9'8 (3.76m x 2.95m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)

UPVC double glazed window, central heating radiator.

Bathroom

6'5 x 5'10 (1.96m x 1.78m)

UPVC double glazed frosted window, a three piece suite comprising of a panelled bath with a waterfall mixer tap and a direct feed over head shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, vinyl flooring.

External

Rear

Enclosed garden with stone paving, bedding, lawn area and decking and a timber storage shed.

Front

Enclosed garden with paving, mature shrubs.



Tel: 01617939622

www.keenans-estateagents.co.uk