



Reeds Rains



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Grandstand Avenue, Salford,
Greater Manchester, M6

£1,650 per month Part
Furnished

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Council Tax Band: B
EPC Rating: B

This immaculate end-of-terrace three-bedroom house in a sought-after new build development offers modern design, spacious living, private parking, and a well-maintained garden, all conveniently located near schools, transport links, and local amenities. The property enjoys an EPC rating of B and is within council tax band B, offering energy-efficient living and manageable running costs.

GROUND FLOOR

WC

Low level WC wall mounted wash basin and radiator. Luxury Vinyl Tile (Amtico) for flooring. Fitted mirror.

Kitchen

uPVC double glazed window to the front aspect. Modern mix of wall and base units with complimentary work surfaces, White metro tiling across kitchen areas as splashback incorporating a single drain sink with mixer tap, built in electric oven with gas hob with extractor fan over. Free standing LG fridge. Integrated Dishwasher; Full size integrated Bosch series 6. Integrated AEG 8000 Washing machine.

Living/Dining Area

uPVC patio doors leading to the rear garden with Floor to ceiling black-out wave curtains. Floor to ceiling window with garden view. French Oak engineered wood fully bonded for no creaks. 6-seater Mira Ceramic dining table with matching Mira 3-seater dining bench and 4 matching navy Cara dining chairs. Hutch 3 seater sofa and footstool. Teak TV Unit. Radiator. Storage cupboard providing a Bosch Series 6 Tumble Dryer.

FIRST FLOOR

Bedroom One

uPVC patio doors leading to a Juliette balcony with floor to ceiling blackout wave curtains. King size platform bed in walnut, with two

walnut side tables. Wall to wall (250 cm), three section sliding wardrobe, with mirrored doors, built in rechargeable motion sensor lights, glass front internal drawers, and internal shelving. French Oak engineered wood fully bonded for no creaks

En-suite

Half tile Porcelanosa bathroom. Three piece modern suite consisting of low level WC, sink and shower cubical that is less than 2 years old. Luxury Vinyl Tile.

Bedroom Two

Long uPVC doble glazed window to the rear aspect with blackout blind. Double Ottoman bed (Dreams), with side table. Emma premium hybrid mattress. Free-standing full-length mirror with storage and hanging. French Oak engineered wood fully bonded for no creaks. Radiator.

Bedroom Three

Long uPVC doble glazed window to the rear aspect with blackout blind. Futon Company platform bed with two integrated tatami mats on top of bed. French Oak engineered wood fully bonded for no creaks.

Bathroom

Full tile Porcelanosa bathroom. Three piece modern suite consisting of low level WC, sink and bath with Rainfall shower over. Luxury Vinyl Tile flooring.

Exterior

The garden is mainly laid to lawn, with the convenience of secure rear parking and the charm of a small front garden.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor				Ground Floor			
42m² / 449.6ft²				42m² / 449.6ft²			
Living	12.99m²	WC	1.47m²	Master	11.53m²	Bathroom 2	8.73m²
Dining	10.79m²	Store	1.71m²	Ensuite	2.26m²	Bathroom 3	4.11m²
Kitchen	7.93m²			Bathroom	3.90m²	Landing	7.06m²
Total				84m² / 904ft²			

* Floorplan and sizes may differ from plot to plot, but represent minimum sizes per house type

Other important information which you will need to know about this property can be found at reedsrains.co.uk