

Hayfield Road, Salford

Salford



In Excess of £220,000

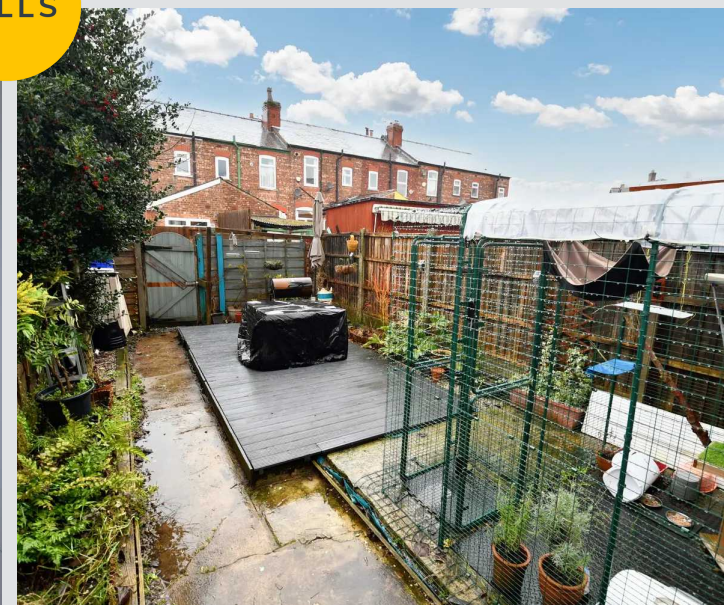
Hayfield Road

Salford, Salford

TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, CONVERTED LOFT ROOM, APPROX 29FT LOW MAINTENANCE REAR GARDEN & HOME OFFICE! Much bigger than meets the eye i...
Council Tax band: B

Tenure: Freehold

- Low maintenance, approx 29ft garden to the rear
- Home office
- Great location, close to excellent transport links, amenities, good local schooling and well-kept public parks
- Spacious two double bedroom terrace home in a popular location
- Modern fitted kitchen and bathroom
- Gas central heated and double glazed
- Two large reception rooms
- Would make a terrific first home, early viewing essential
- Converted loft space



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Entrance Hallway

Ceiling light point, wall mounted radiator and tiled floor.

Lounge

Dimensions: 13' 11" x 10' 11" (4.243m x 3.323m). Double glazed window to the front, coving to the ceiling, ceiling light point and a wall mounted radiator. Sliding doors open into the dining room.

Kitchen

Dimensions: 11' 1" x 7' 9" (3.374m x 2.361m). Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. With space for a fridge/freeze, washing machine and dishwasher. Two double glazed windows to the side elevation, inset light points, laminate wood effect flooring and part tiled walls. Boiler.

Dining Room

Dimensions: 14' 2" x 13' 11" (4.329m x 4.244m). A welcoming dining room complete with a ceiling light point, wall mounted radiator and laminate wood effect flooring. Access to under stair storage. Double glazed patio doors into the office space

Office

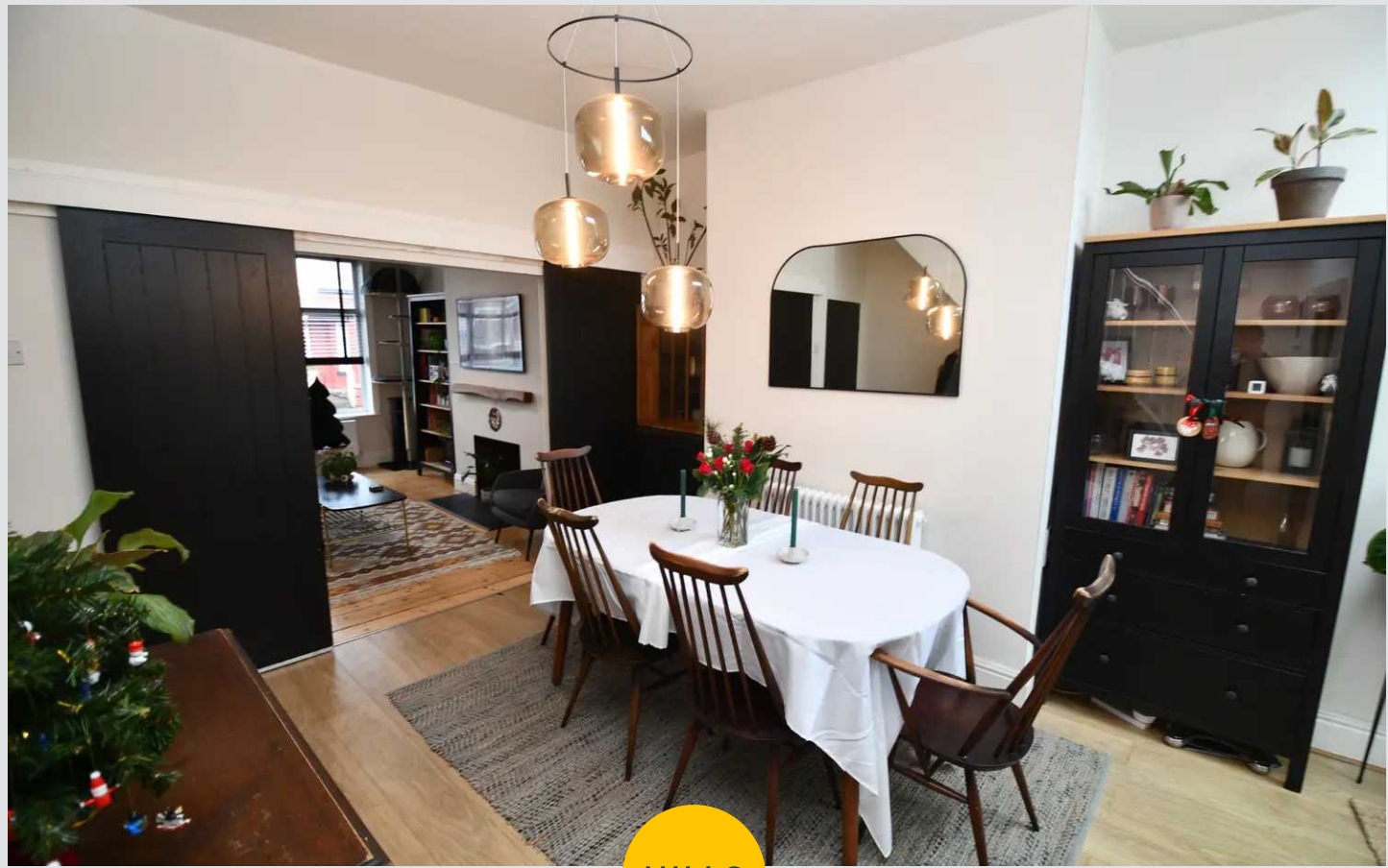
Dimensions: 9' 10" x 4' 7" (2.997m x 1.395m). Two wall mounted lights and double glazed patio doors opening onto the rear garden.

Landing

Ceiling light point and access to all rooms and the loft room.

Bedroom One

Dimensions: 14' 3" x 11' 0" (4.336m x 3.359m). Two double glazed windows to the front elevation, ceiling light point and a wall mounted radiator.



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Bedroom Two

Dimensions: 12' 7" x 8' 5" (3.827m x 2.559m). Ceiling light point, double glazed window to the rear and a wall mounted radiator.

Bathroom

Dimensions: 6' 3" x 5' 6" (1.901m x 1.671m). Fitted with a three piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Double glazed window to the rear, inset lighting, part tiled walls and laminate wood effect flooring. Wall mounted radiator.

Loft Room

Dimensions: 12' 3" max into eaves x 13' 8" max into eaves (3.726m x 4.158m). Double glazed roof window, two strip lights.

Externally

Dimensions: 29' 6" (9mtr). To the front of the property is a low maintenance garden set behind a low lying brick built wall. To the rear the property has a low maintenance garden complete with decking area all surrounded by wood panel fencing and a gate to the rear. The rear benefits from the sun into the afternoons.

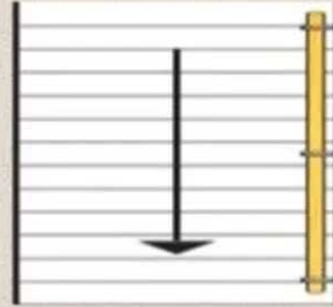


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