



Lancaster Road, Salford

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In Excess of £250,000

# Lancaster Road

## Salford

This IMMACULATELY PRESENTED three bedroom, semi-detached family home is within walking distance of both Salford Royal Hospital and Light Oaks Primary School. Benefitting from a driveway providing off-road parking for several cars, viewing is essential! Council Tax band: C

Tenure: Leasehold

- Immaculately Presented, Three Bedroom Semi-Detached Family Home
- Located Within Walking Distance of Salford Royal Hospital
- Bay-Fronted Lounge Diner with Patio Doors to the Rear
- Modern Fitted Kitchen and a Downstairs W/C
- Three Well-Proportioned Bedrooms
- Contemporary, Three-Piece Family Bathroom
- Driveway to the Front Providing Off-Road Parking for Several Cars
- Well-Presented Garden to the Rear with Paving, Laid-to-Lawn Grass and Mature Trees
- Great Family Location, Close to Light Oaks Primary School and Multiple Parks
- Early Viewing is Essential!



HILLS

**Porch**

Complete with a wall light point, double glazed window and tiled flooring.

**Entrance Hallway**

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**W.C.**

4' 2" x 2' 7" (1.27m x 0.78m)

Complete with a ceiling light point, hand wash basin and W.C. Complete with laminate flooring.

**Lounge / Diner**

18' 8" x 10' 10" (5.68m x 3.30m)

Complete with three ceiling light points, double glazed bay window and wall mounted radiator. Fitted with patio doors and laminate flooring.

**Kitchen**

10' 6" x 7' 3" (3.21m x 2.21m)

Featuring complementary fitted units with integral hob and oven. Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with cushioned flooring.

**Landing**

Complete with a ceiling light point, double glazed window and carpet flooring.

**Bedroom One**

8' 8" x 8' 9" (2.63m x 2.66m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Bedroom Two**

10' 10" x 9' 9" (3.29m x 2.97m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



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**Bedroom Three**

7' 0" x 6' 8" (2.14m x 2.02m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

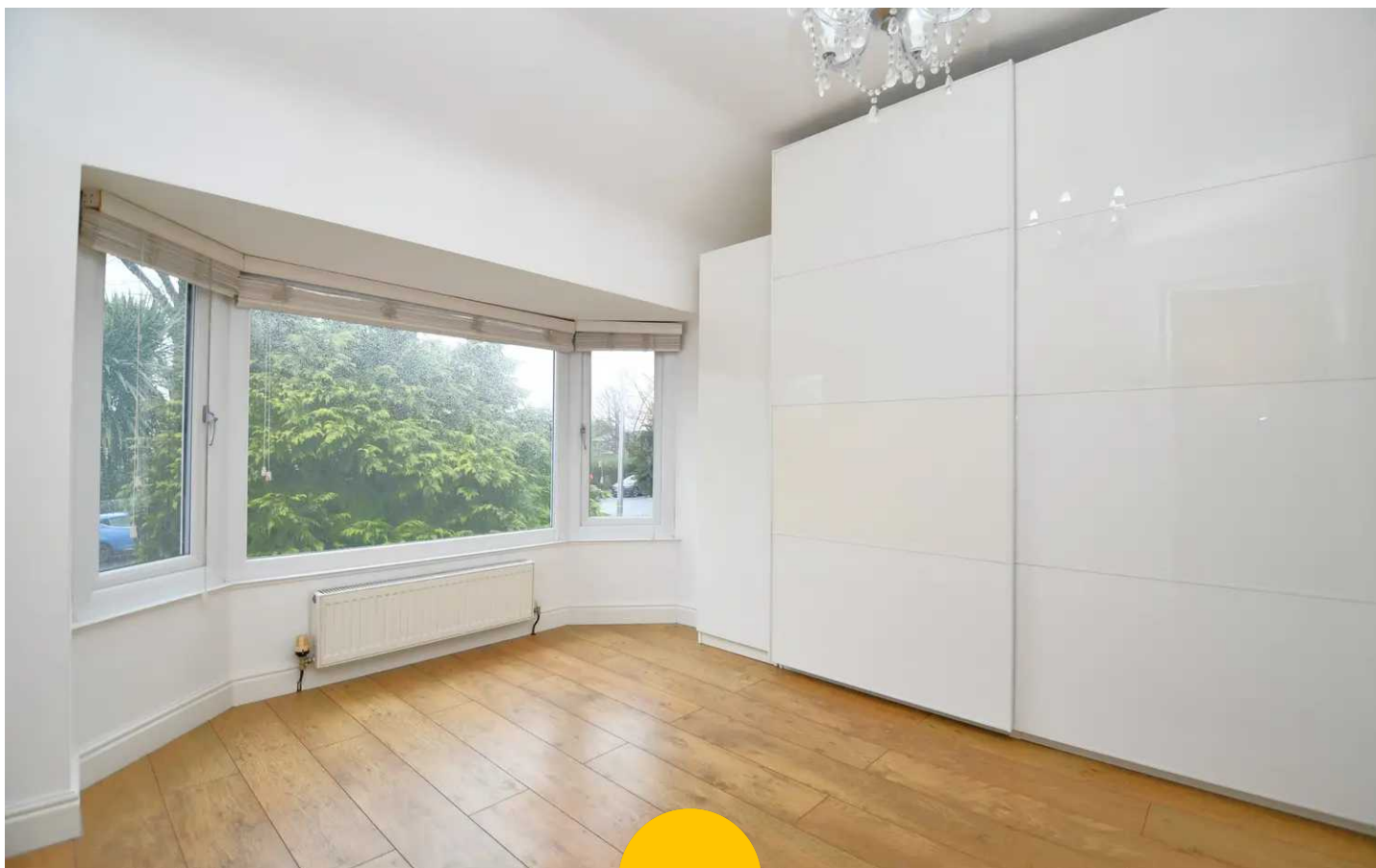
**Bathroom**

6' 6" x 5' 5" (1.98m x 1.66m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

**External**

To the front of the property is a driveway providing off-road parking for several cars. To the rear of the property is a well presented garden to the rear with paving, laid-to-lawn grass and mature trees.



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