



Light Oaks Road, Salford

Salford



Offers Over £275,000

Light Oaks Road

Salford, Salford

**** RENOVATED THROUGHOUT ** EXTENDED THREE BEDROOM HOME WHICH HAS BEEN FINISHED TO A HIGH STANDARD!** The property benefits from a **STUNNING FITTED KITCHEN NEW CENTRAL HEATING SYSTEM, RE-WIRE, MODERN FITTED BATHROOM AND OFF-ROAD PARKING!** Located close to good schooling, excellent transport links and Salford Royal Hospital. To the ground floor there is an entrance hallway, downstairs W/C, modern fitted kitchen which is open plan with the diner and lounge. To the first floor there is three well-proportioned bedrooms and a modern fitted bathroom. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking, whilst to the rear there is a good size garden.

Council Tax band: B

Tenure: Freehold

- Renovated throughout and finished to a high standard
- Extended stunning kitchen
- New central heating system and a full re-wire
- Modern fitted bathroom
- Downstairs W/C
- No chain attached
- Located close to good schooling, excellent transport links and Salford Royal Hospital
- Off-road parking to the front and a good size garden to the rear



Entrance Hallway

uPVC door to the front, ceiling spot lights, wall-mounted radiator and laminate flooring.

Lounge

30' 6" x 10' 9" (9.30m x 3.28m)

Double glazed bay window to the front, ceiling spot lights, two wall-mounted radiators and French doors to the rear.

Kitchen

16' 5" x 9' 0" (5.00m x 2.74m)

Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring electric hob and oven, integrated fridge/freezer and washing machine. Double glazed window to the rear, two ceiling light points, ceiling spot lights, wall-mounted radiator, boiler and laminate flooring.

Downstairs W.C

Fitted with a two piece suite comprising of low level W.C and a pedestal hand wash basin. Ceiling spot lights and laminate flooring.

Landing

Ceiling light point, carpeted floors and loft access via loft hatch.

Bedroom One

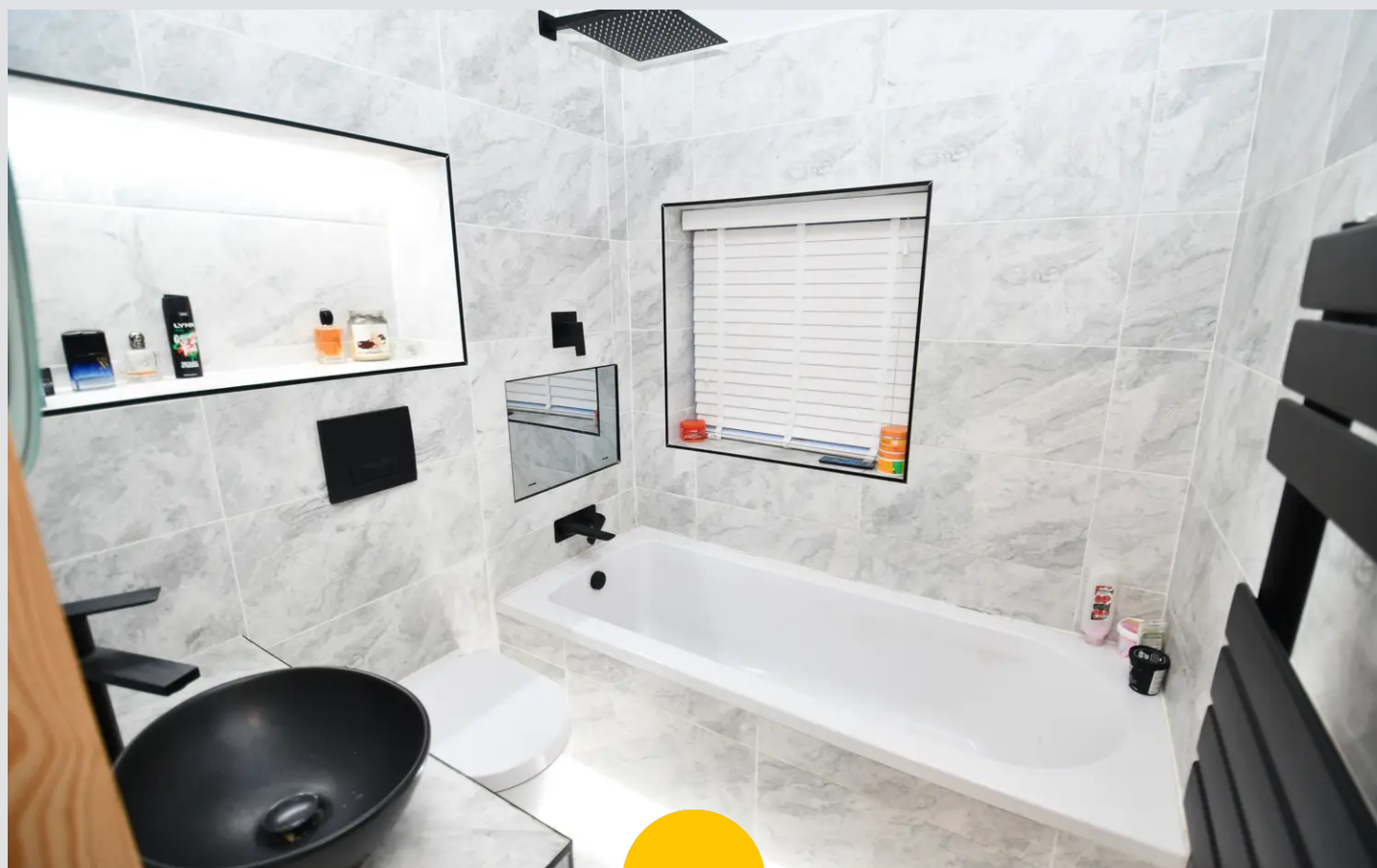
11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed bay window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.



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Bedroom Three

7' 2" x 6' 7" (2.18m x 2.01m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom

6' 4" x 6' 0" (1.93m x 1.83m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the front, ceiling spot lights, wall-mounted radiator, tiled splash-backs and laminate flooring.

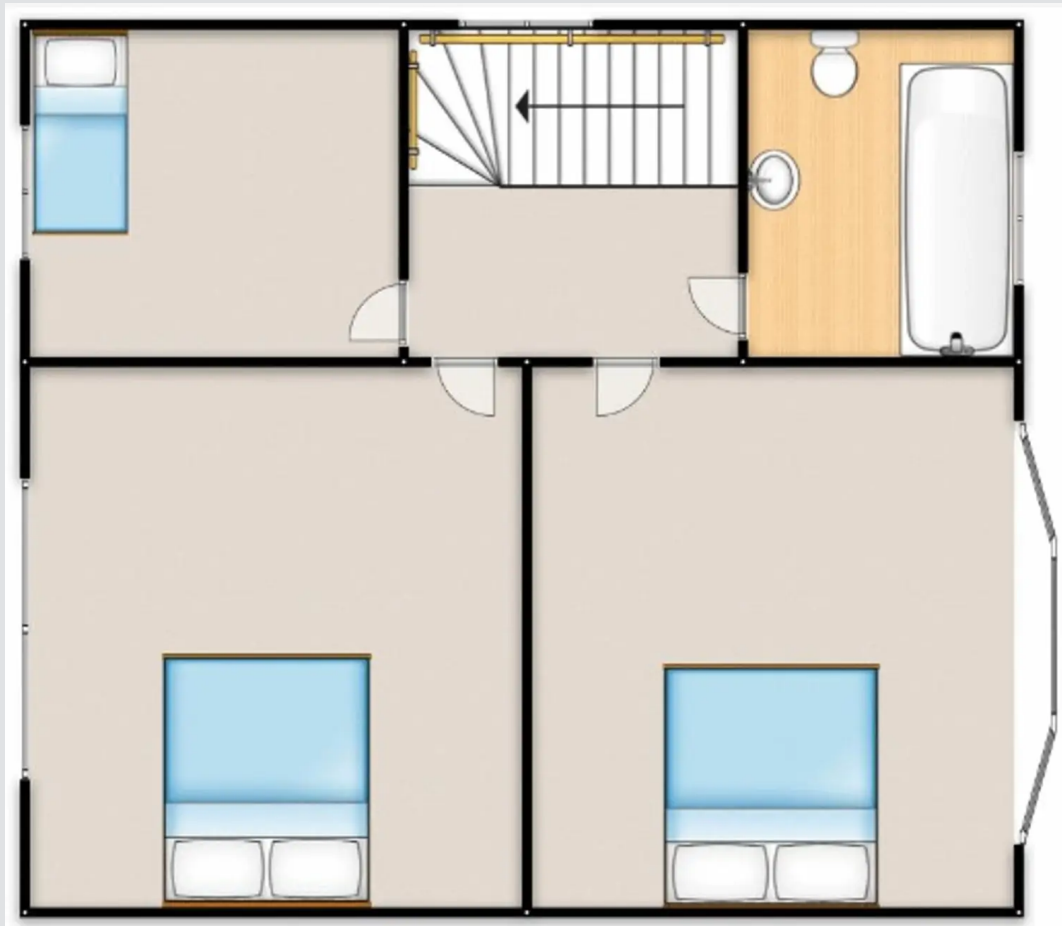
External

To the front there is off-road parking, whilst to the rear there is a good size garden.



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