



35 Lostock Road, Salford

Salford



In Excess of **£240,000**

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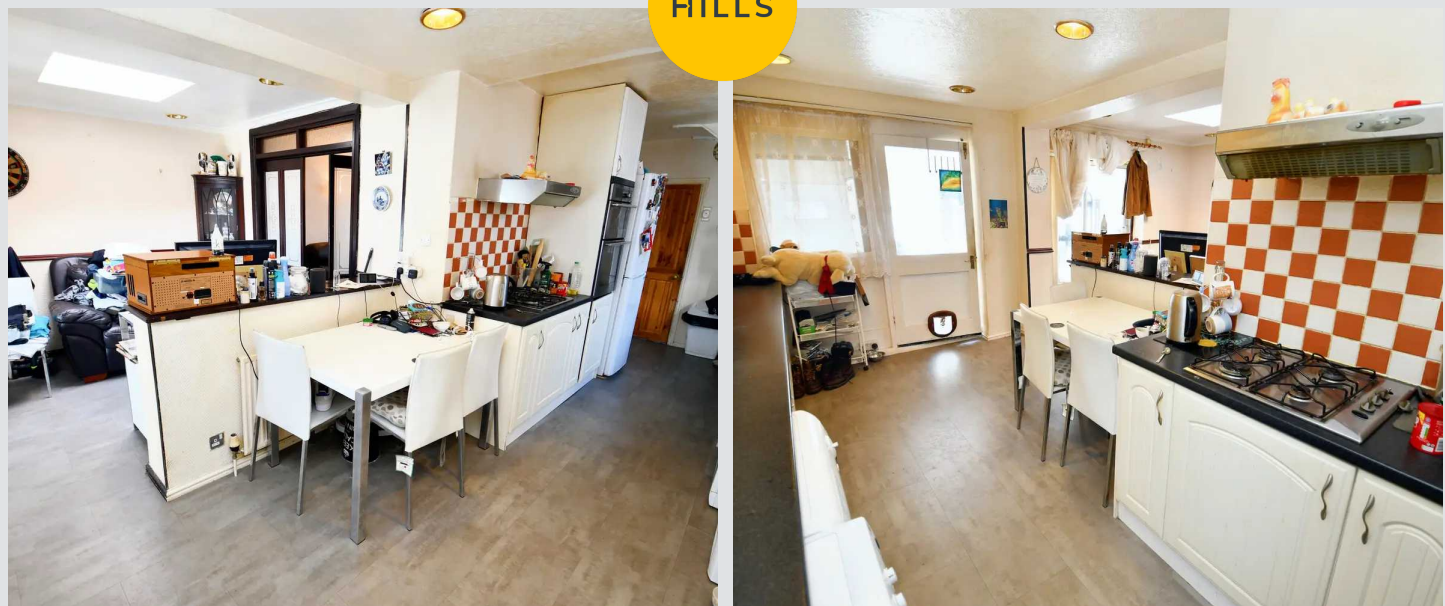
Salford, Salford

****Spacious, Extended Three Bedroom Semi-Detached Family Home – Located Just a Short Walk from Buile Hill Park**** Benefitting from a driveway for off-road parking, a modern fitted kitchen and a downstairs W/C, viewing is a must!

Council Tax band: C

Tenure: Leasehold

- Spacious, Extended Three Bedroom Semi-Detached Family Home
- Just a Short Walk from Buile Hill Park
- Spacious Lounge and an Open Plan, Modern Kitchen Diner
- Benefits from a Conservatory and a Downstairs W/C
- Three Well-Proportioned Bedrooms
- Three-Piece Family Bathroom, Complete with a Corner Bath
- Conveniently Located Within Walking Distance of Local Amenities and Local Schooling
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment



Porch

uPVC double glazed to three sides and access door into the property.

Entrance Hallway

Ceiling light point, wall mounted radiator and wood effect flooring. . Stairs to the first floor.

Lounge

21' 3" x 10' 4" (6.48m x 3.15m)

Double glazed bay window to the front, wood effect flooring, single panel radiator, living flame gas fire with feature fire surround and television point.

Dining Area

8' 2" x 9' 0" (2.48m x 2.74m)

Opening from the kitchen. Ceiling light point and sliding door to the conservatory.

Kitchen

21' 7" x 7' 6" (6.58m x 2.29m)

Fitted with range of wall and base units with complementary worktops with an integrated sink and drainer unit. Built in electric oven and gas hob, with space for washing machine and fridge freezer. Extractor fan and storage cupboard. Double glazed window to the side and door to the conservatory.

Conservatory

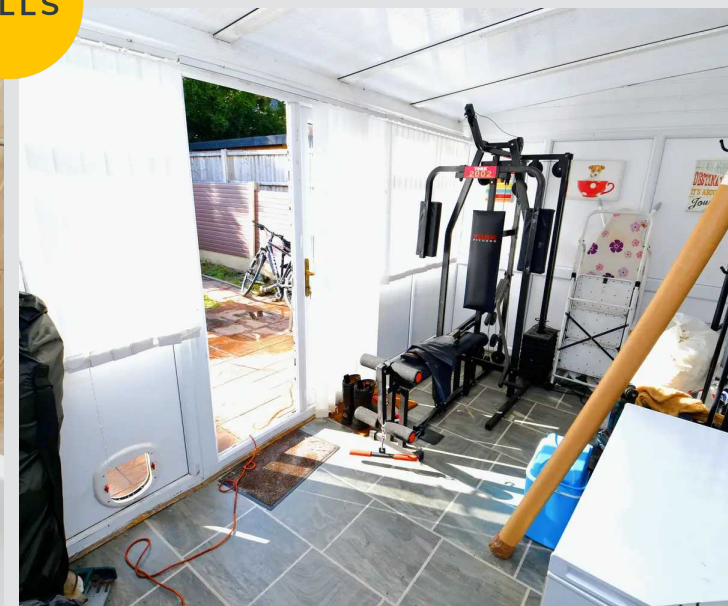
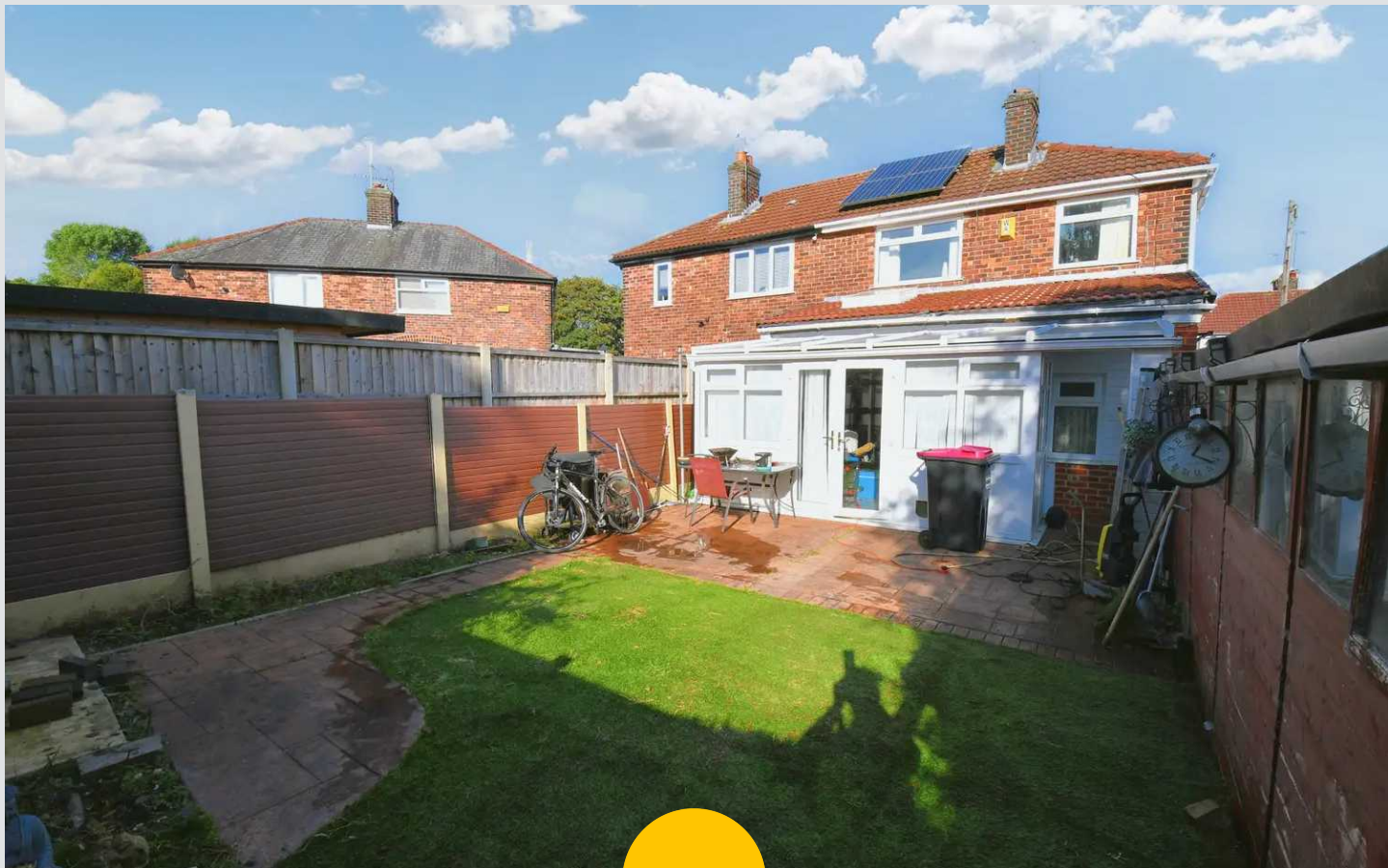
14' 0" x 7' 6" (4.27m x 2.29m)

Double glazed windows and access to the rear garden.

W.C

3' 1" x 2' 9" (0.94m x 0.84m)

Fitted with a low level W/C and double glazed window to the side.



Landing

Double glazed window to the side and loft access.

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed bay window to the front, ceiling light point, wood effect flooring, double panel radiator and fitted wardrobes.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

Double glazed window, single panel radiator, wood effect flooring, ceiling light point and fitted wardrobes.

Bedroom Three

7' 5" x 7' 3" (2.26m x 2.21m)

Double glazed window to the rear, wood effect flooring and single panel radiator.

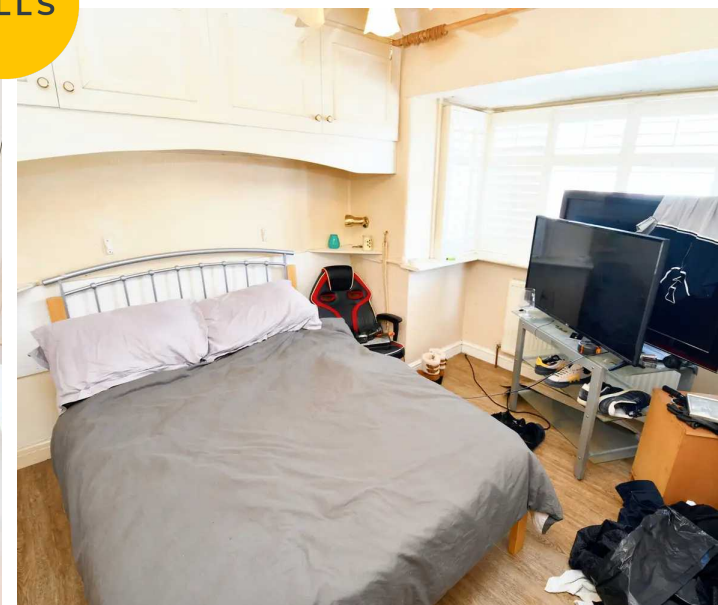
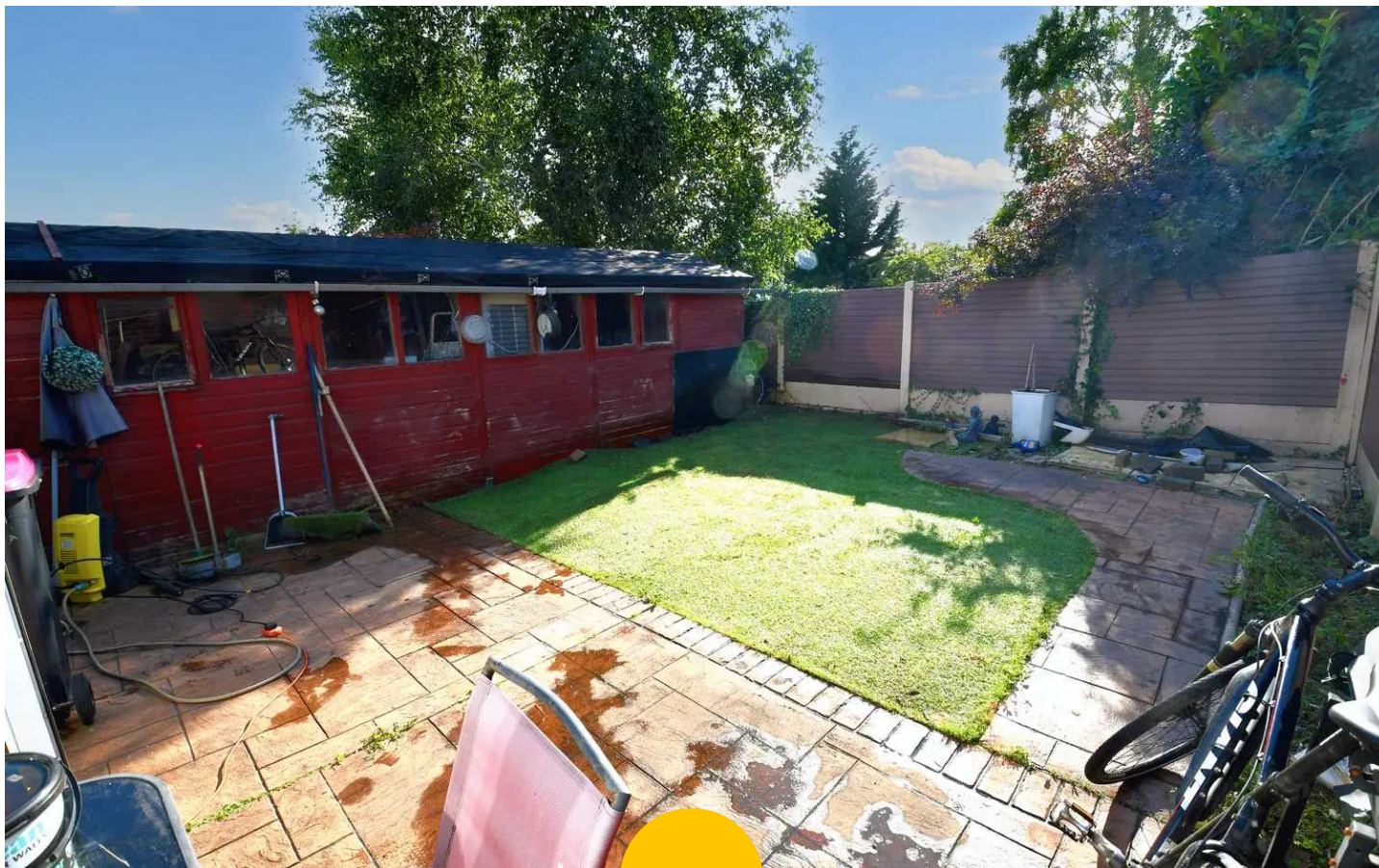
Bathroom

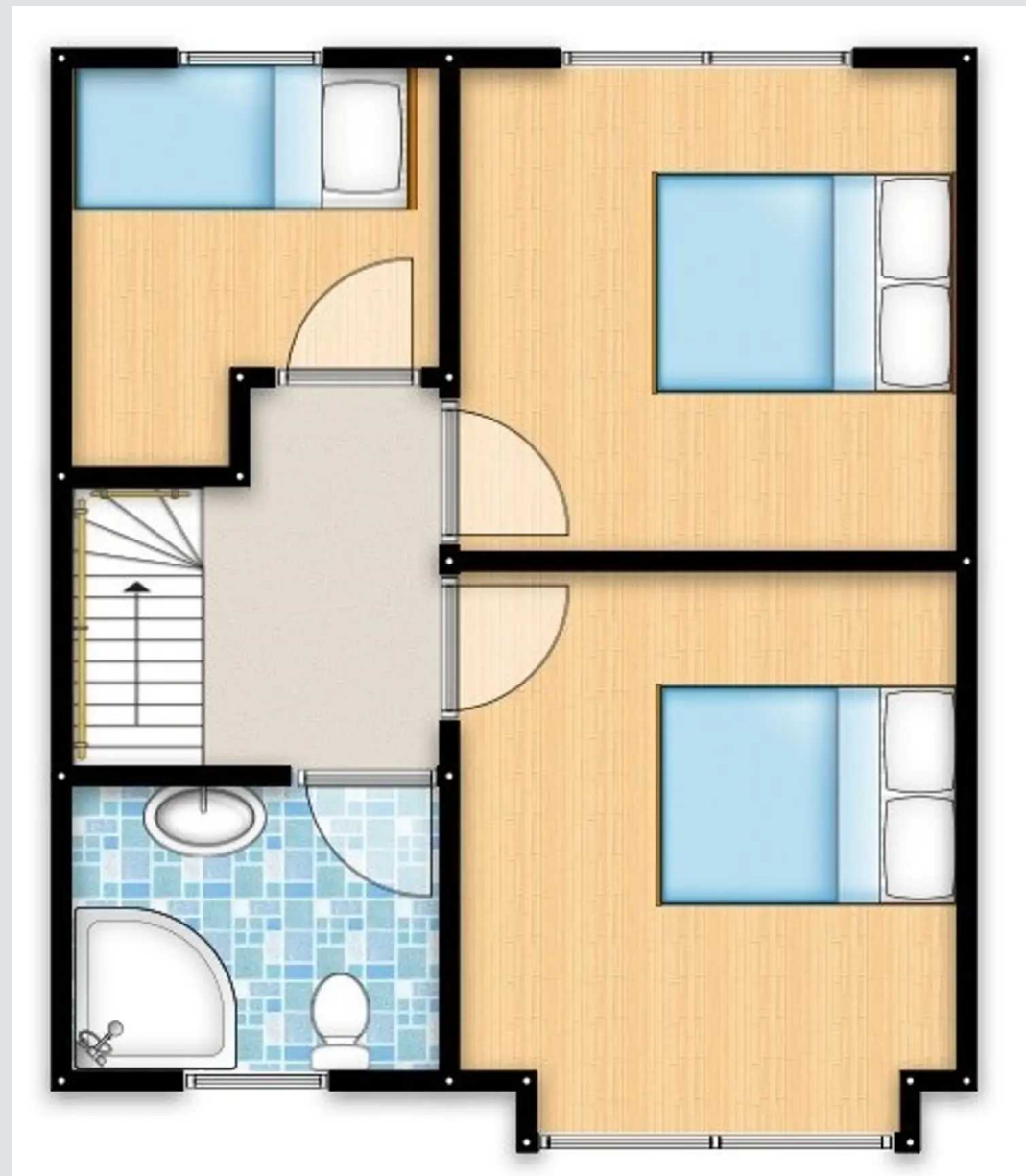
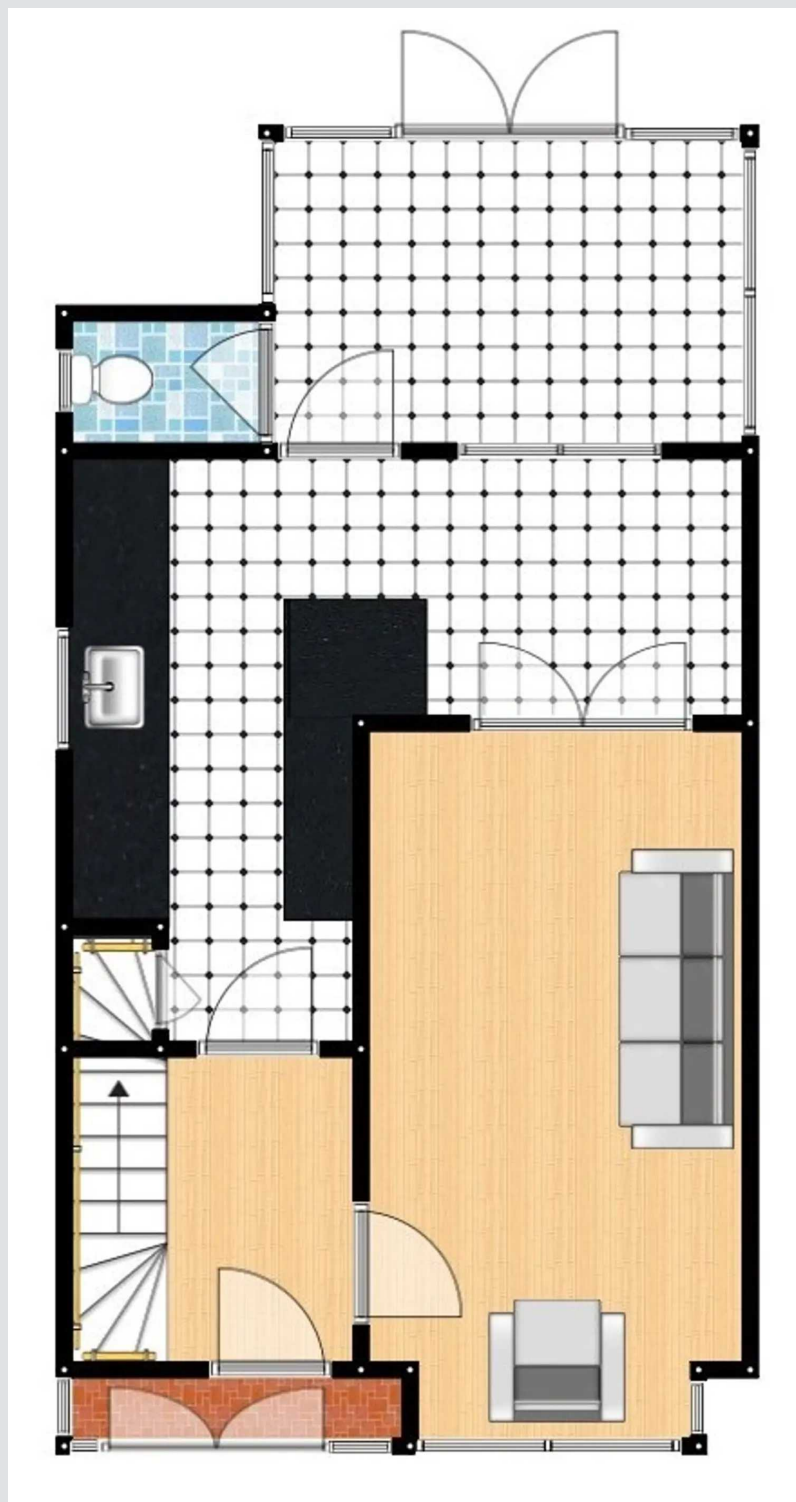
7' 1" x 6' 5" (2.16m x 1.96m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and corner bath. Extractor fan, uPVC double glazed window to the front and tiled to complement.

Externally

To the front and side there is a driveway providing off-road parking, and to the rear there is a low-maintenance garden that benefits from the sun.







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