



Lancaster Road, Salford

Salford



In Excess of £240,000

# Lancaster Road

Salford, Salford

This spacious, extended, three bedroom semi-detached family home is conveniently located within walking distance of Salford Royal Hospital, Light Oaks Primary School and several well-kept parks, making it ideal for both families and professionals alike!

Council Tax band: C

Tenure: Leasehold

- Spacious, Extended, Three Bedroom Semi-Detached Property
- Situated in a Popular Area, Within Walking Distance of Salford Royal Hospital
- Spacious, Bay-Fronted Family Lounge
- Large, L-Shaped Kitchen Diner with Patio Doors to the Rear
- Well-Presented Gardens to the Front and Rear
- Shared Driveway and a Garage Providing Off-Road Parking
- Great Family Location, Close to Good Local Schooling and Several Well-Kept Parks, Including Light Oaks Park
- Near Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Viewing is Highly Recommended!



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**Entrance Hallway**

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

**Lounge**

18' 8" x 10' 9" (5.69m x 3.28m)

A spacious lounge complete with a ceiling light point, double glazed bay window and wall mounted radiator.

Fitted with carpet flooring.

**Kitchen**

16' 6" x 17' 1" (5.04m x 5.20m)

A well lit kitchen featuring complementary fitted units with integral hob and oven. Space for washer and fridge freezer. Complete with three ceiling light points and double glazed window.

**Landing**

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

**Bedroom One**

9' 0" x 8' 8" (2.75m x 2.65m)

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

**Bedroom Two**

9' 7" x 8' 11" (2.93m x 2.72m)

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

**Bedroom Three**

6' 7" x 6' 6" (2.00m x 1.99m)

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



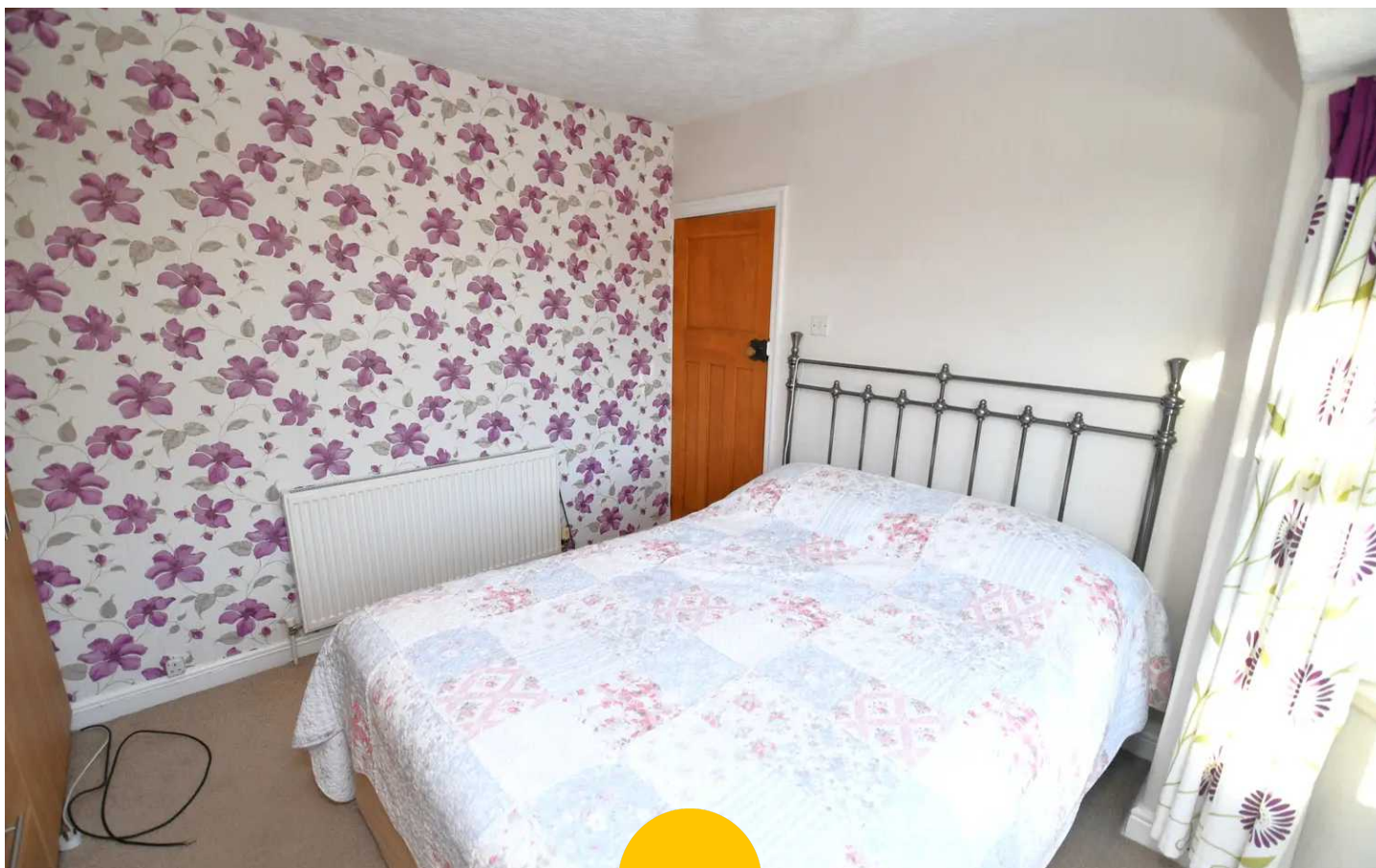
**Bathroom**

6' 5" x 5' 4" (1.95m x 1.63m)

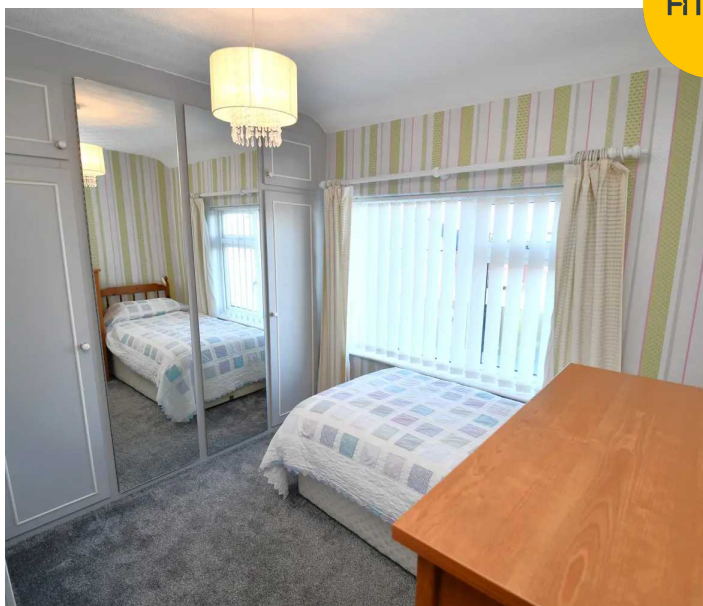
A well lit bathroom featuring a three-piece suite including a bath with shower over, basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

**External**

Well presented gardens to the front and rear of the property.



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