



18 Hayfield Road, Salford

Salford



In Excess of £295,000

# 18 Hayfield Road

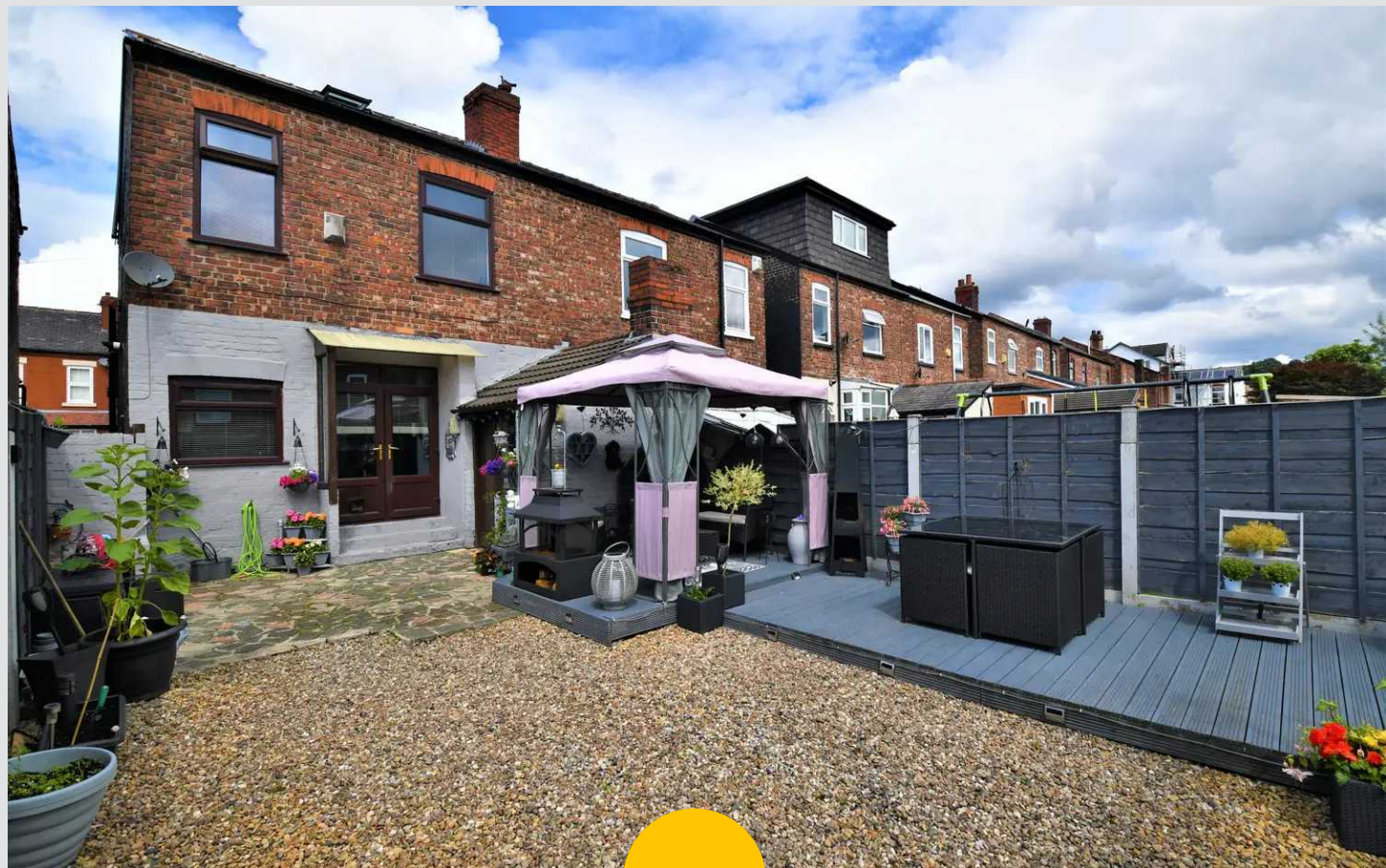
Salford, Salford

**\*\*\*BENEFITS FROM A LOFT ROOM\*\*\*** This **THREE BEDROOM SEMI-DETACHED FAMILY HOME** is located in a popular family area within walking distance of Light Oaks primary school and Salford Royal Hospital. Well-presented throughout, offering an abundance of space and benefiting from a **DRIVEWAY** for off-road parking, this property is **NOT TO BE MISSED!**

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Benefitting from a Loft Room which is Currently Used as an Additional Bedroom
- Bay-Fronted Lounge and a Large, Modern Fitted Kitchen Diner
- Three Double Bedrooms and a Contemporary Three-Piece Shower Room
- Driveway for Off-Road Parking to the Front
- Generous Garden to the Rear with Paved, Stoned and Decked Areas that Benefit from the Sun
- Benefits from a Brick-Built Store Room to the Rear
- Perfect Family Location Close to Good Local Schooling and Several Well-Kept Parks
- Close to Excellent Transport Links Throughout Manchester
- Within Walking Distance of Salford Royal Hospital, Early Viewing is Essential!



HILLS



### Hallway

Ceiling light point, two wall mounted radiators and entrances to the lounge and kitchen diner.

### Lounge

12' 5" x 11' 5" (3.79m x 3.49m)

Ceiling light point, double glazed bay window, wall mounted radiator, fireplace and power points.

### Kitchen Diner

17' 11" x 12' 4" (5.45m x 3.76m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for a range cooker, washer and fridge freezer. Ceiling light point, double glazed window, and power points.

### Landing

Ceiling light point and double glazed window.

### Bedroom One

12' 4" x 11' 5" (3.77m x 3.49m)

Ceiling light point, double glazed bay window, wall mounted radiator and power points.

### Bedroom Two

12' 6" x 9' 10" (3.81m x 2.99m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

### Bedroom Three

9' 5" x 8' 0" (2.88m x 2.45m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

### Shower Room

6' 5" x 5' 11" (1.95m x 1.80m)

Fitted with a three piece suite including a hand wash basin, WC and shower, ceiling spot lights, double glazed window and tiled floor and walls.



**Loft Room**

17' 8" x 12' 5" (5.39m x 3.78m)

Ceiling spotlights and Velux window.

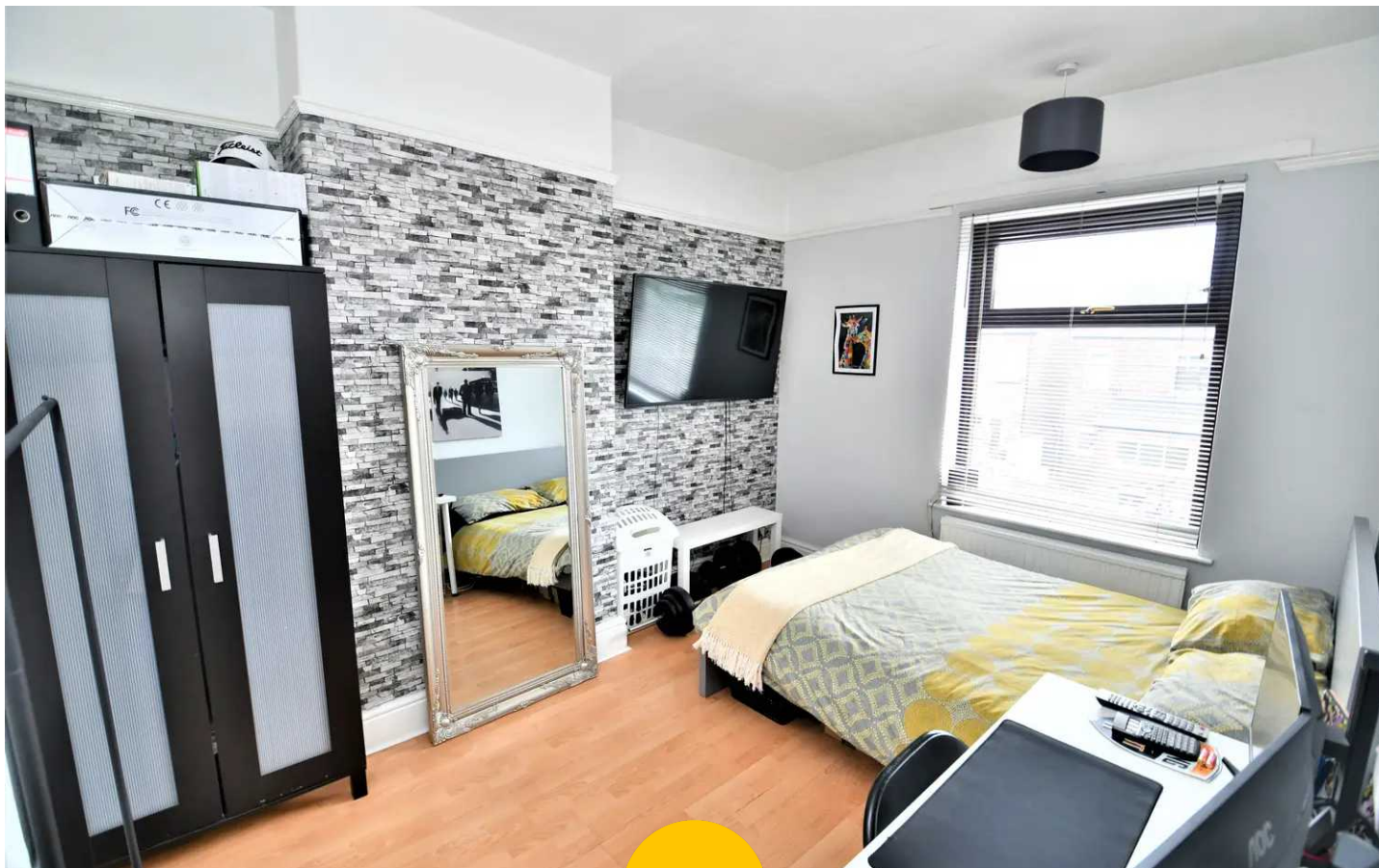
**Outhouse**

8' 8" x 6' 1" (2.63m x 1.86m)

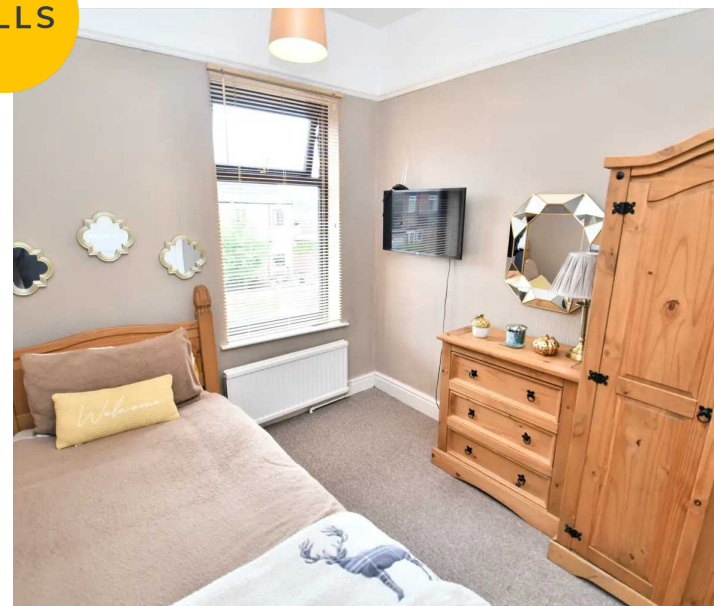
Access from the garden with space for storage.

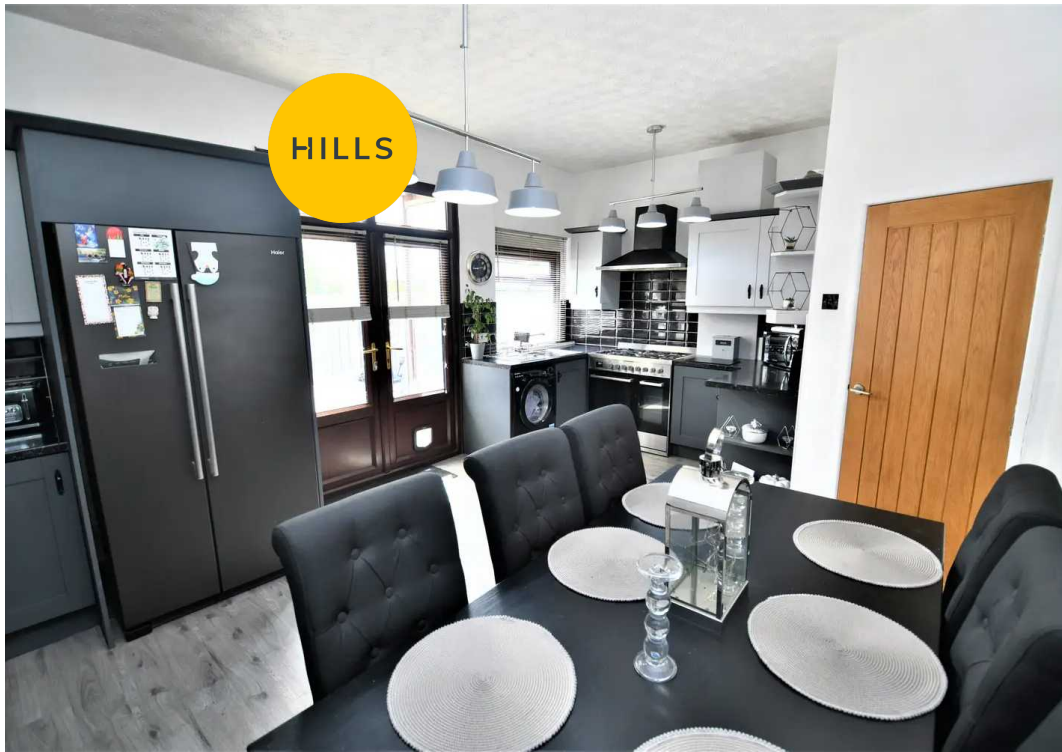
**Externally**

Driveway to the front for off road parking with a well presented garden to the rear with stoned and paved areas



HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.