



Margrove Road
Salford



Offers Over £280,000

Margrove Road

Salford

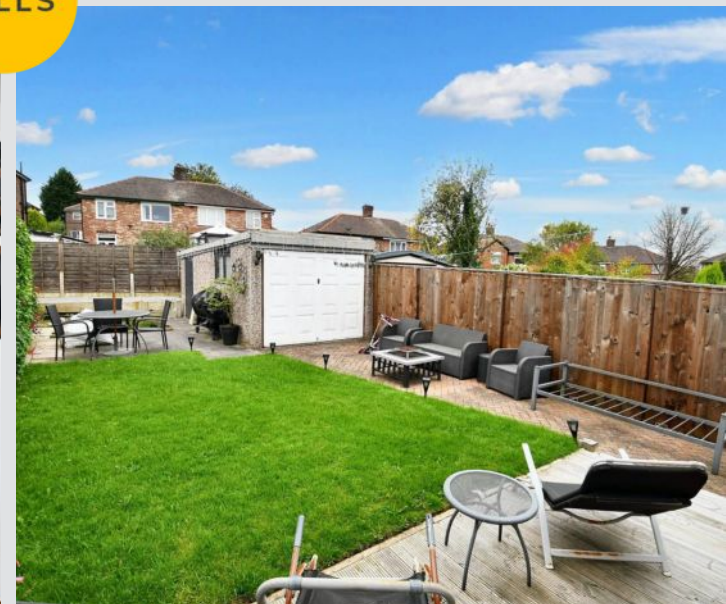
Council Tax band: C

Tenure: Freehold

- Extended Three Bedroom Semi-Detached Property
- Located Just a Short Walk from Light Oaks Primary School and Light Oaks Park
- Spacious Bay-Fronted Family Lounge
- Stylish Modern Kitchen Diner Complete with Skylights
- Three Well-Proportioned Bedrooms
- Modern Three-Piece Bathroom Upstairs and a Stylish Three-Piece Shower Room Downstairs with Space for Utilities
- Driveway for Off-Road Parking
- Generously-Sized Garden to the Rear with Laid-to-Lawn Grass, Mature Plants and a Pond
- Benefits from a Detached Garage for Storage
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Entrance Hallway

Lounge

18' 8" x 10' 10" (5.70m x 3.29m)

Kitchen

16' 8" x 11' 5" (5.08m x 3.49m)

Shower / Utility Room

6' 9" x 6' 6" (2.05m x 1.97m)

Landing

Bedroom One

10' 11" x 9' 8" (3.32m x 2.94m)

Bedroom Two

10' 10" x 8' 7" (3.31m x 2.62m)

Bedroom Three

6' 11" x 6' 7" (2.11m x 2.01m)

Bathroom

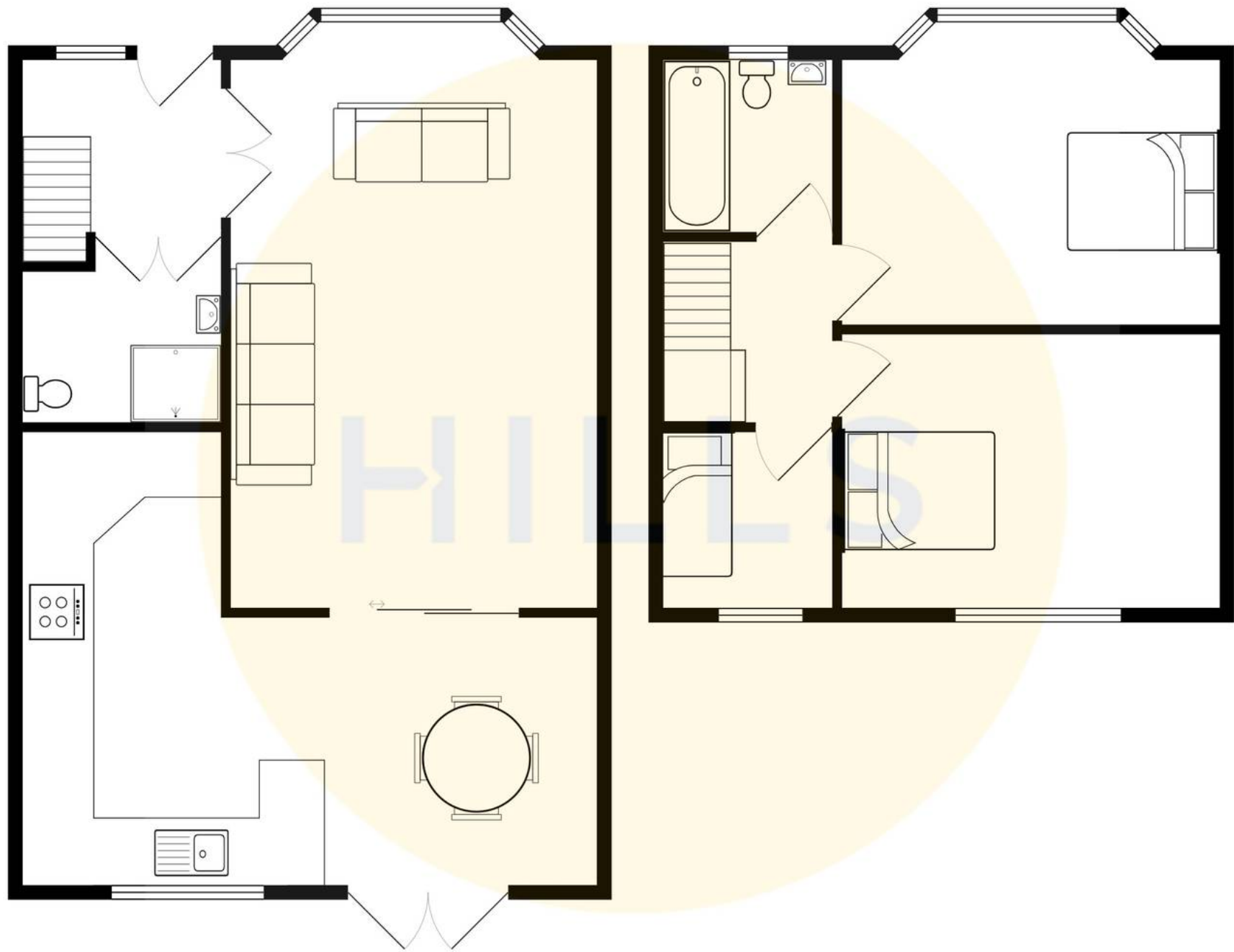
6' 6" x 5' 7" (1.98m x 1.70m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.