



Graham Road

Salford



In Excess of £240,000

# Graham Road

Salford

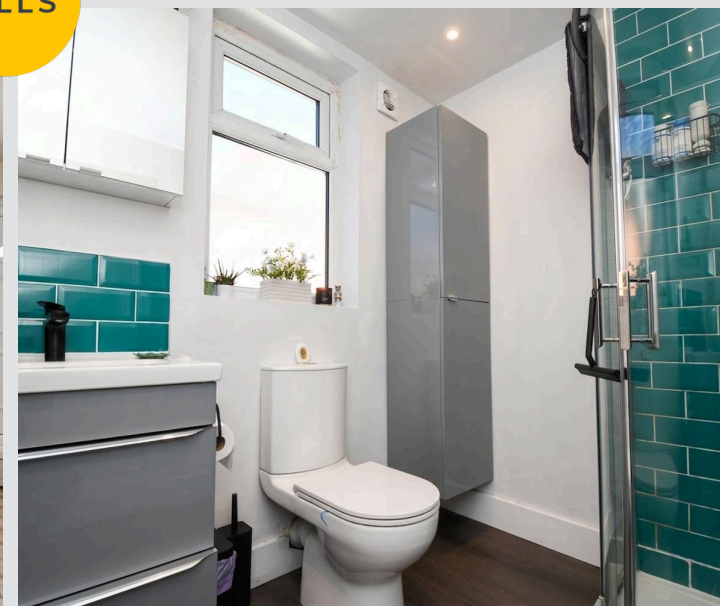
**\*\*Stunning Three Bedroom Property Located Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks!\*\*  
Council Tax band: B**

Tenure: Leasehold

- Stunning three bedroom home within walking distance to Salford Royal Hospital
- Loft space complete with a velux window, lighting and has been plastered providing an extra space for storage or an office
- Two reception rooms knocked through creating a spacious open plan lounge/diner
- Stunning fitted kitchen complete with integrated appliances
- Sun-drenched courtyard garden to the rear
- Modern three piece bathroom suite
- Ideally located, close to Salford Royal Hospital, excellent transport links, amenities and good local schooling
- Three generous sized bedrooms
- Perfect first time buy or family home!



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**Entrance Porch**

**Open Plan Lounge / Diner**  
26' 5" x 14' 6" (8.04m x 4.42m)

**Kitchen**  
13' 9" x 9' 1" (4.20m x 2.76m)

**Landing**

**Bedroom One**  
14' 6" x 11' 2" (4.42m x 3.40m)

**Bedroom Two**  
12' 8" x 9' 6" (3.86m x 2.89m)

**Bedroom Three**  
9' 2" x 8' 0" (2.79m x 2.43m)

**Shower Room**  
7' 0" x 6' 0" (2.13m x 1.83m)

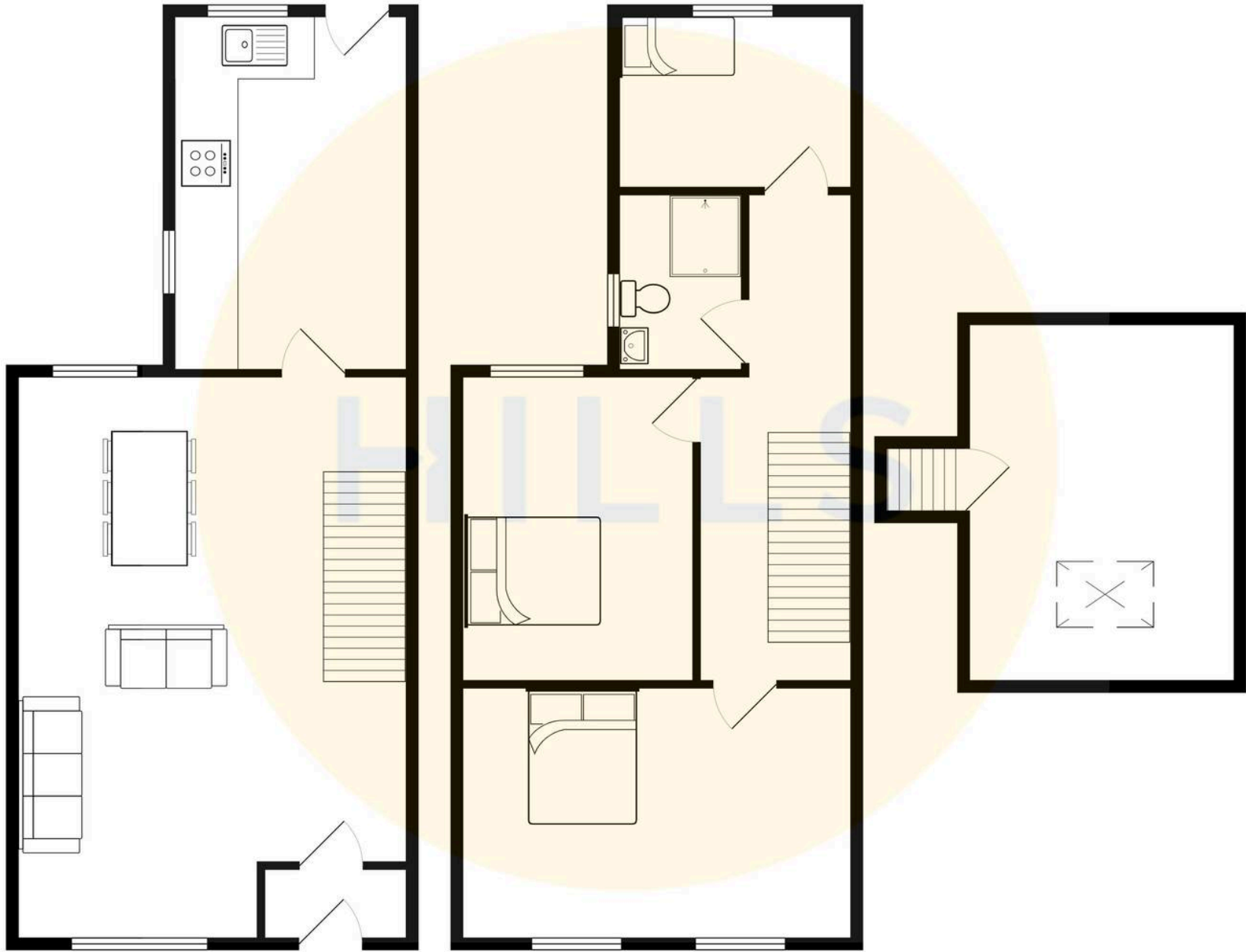
**Loft Room**  
12' 6" x 10' 8" (3.82m x 3.25m)





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## Hills | Salfords Estate Agent

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