



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Light Oaks Road, Salford, M6 8WL

### £425,000

#### AN EXCEPTIONAL DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional three bedroom detached property is being proudly welcomed to the market in the desirable location of Salford in a picturesque setting. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links. With a detached garage, open plan living area, off road parking and being a complete blank canvas, this is the perfect family home for any potential buyer to put their own stamp on! Boasting spacious rooms, beautifully presented gardens and having been a credit to the current owner, this property is the perfect family home truly not to be missed!

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access on to a reception room, fitted kitchen and houses a staircase to the first floor. The enviable and bright L shaped living area leads out to the rear. The first floor comprises of doors on to three double bedrooms, a family bathroom and WC. Externally there is an enclosed, generously sized, laid to lawn garden with paving, bedding, mature shrubs, detached garage and is not overlooked. To the front there is a laid to lawn garden with bedding, driveway and access to the garage.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.



Light Oaks Road, Salford, M6 8WL

£425,000



- Exceptional Detached Property
  - Spacious Reception Room
  - Ample Off Road Parking and Garage
  - EPC Rating TBC
- Three Bedrooms
  - Immaculate Presentation
  - Tenure Leasehold
- Two Piece Shower Room and WC
  - Gardens to Front and Rear
  - Council Tax Band D

Ground Floor

Entrance Porch

12'7 x 2'1 (3.84m x 0.64m)

Hardwood single glazed double front entrance doors, hardwood single glazed window, feature wall light, tiled flooring and hardwood single glazed frosted door to hall.

Hall

12'11 x 11'9 (3.94m x 3.58m)

Hardwood single glazed window, central heating radiator, smoke detector, under stairs storage with boiler, wood panelled elevations, doors leading to reception room, kitchen and stairs to first floor.

Kitchen

20'2 x 7'11 (6.15m x 2.41m)

UPVC double glazed window, hardwood double glazed window, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, ceramic one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for dryer, wood cladding to ceiling, spotlights, tiled flooring and UPVC double glazed frosted door to side elevation.

Reception Room

28'11 x 15'1 (8.81m x 4.60m)

Hardwood double glazed box window, central heating radiator, four feature wall lights, gas fire with granite effect hearth and surround, television point and UPVC double glazed sliding door to rear.

First Floor

Landing

17'3 x 3'11 (5.26m x 1.19m)

UPVC double glazed frosted window, smoke detector, access to fully boarded loft, storage cupboard, doors leading to three bedrooms, bathroom and WC.

Bedroom One

15'11 x 13'1 (4.85m x 3.99m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

13'1 x 11'4 (3.99m x 3.45m )

Two UPVC double glazed windows, central heating radiator and integrated shelving.

Bedroom Three

10'5 x 9'1 (3.18m x 2.77m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

6'10 x 6'9 (2.08m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled effect lino flooring.

WC

5'10 x 2'10 (1.78m x 0.86m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, wood cladding to ceiling, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery, access to detached garage and storage shed.

Front

Laid to lawn garden with bedding areas, gated off road parking and access to garage.

