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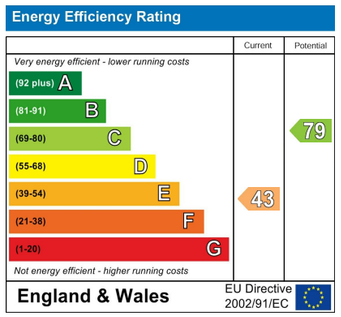

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Moorfield Road, Salford, M6 7EY

Offers Over £250,000

EXCEPTIONAL MID TERRACE HOME

Nestled on Moorfield Road in the vibrant area of Salford, this charming house presents an excellent opportunity for those looking to create their dream home. The property boasts two spacious reception rooms, one of which features a convenient serving hatch that connects to the well-oriented kitchen, making it ideal for entertaining guests or enjoying family meals.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for relaxation and rest. The first floor also includes a bathroom and a separate WC, ensuring practicality for family living. For those seeking additional space, the boarded-out loft area offers the potential to be transformed into a fourth bedroom or a versatile study, catering to your individual needs.

The property is complemented by a rear enclosed yard, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. While the house does require modernisation, it presents a fantastic canvas for buyers to infuse their personal style and preferences.

With its desirable location and generous living space, this house on Moorfield Road is a promising prospect for families or individuals looking to invest in a property with great potential. Don't miss the chance to make this house your own and unlock its full possibilities.

Moorfield Road, Salford, M6 7EY

Offers Over £250,000

3 1 2 E

- Spacious Mid Terrace Property
- Two Piece Bathroom Suite and Separate WC
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Ample Living Space
- Tenure Leasehold
- Versatile Loft Room
- Enclosed Garden to Rear
- Council Tax Band C

Ground Floor

Entrance Vestibule

4'6 x 2'2 (1.37m x 0.66m)

UPVC double glazed front door, exposed brick elevations, tiled flooring and door to hall.

Hall

13'6 x 6'10 (4.11m x 2.08m)

Central heating radiator, coving, doors leading to two reception rooms, under stairs storage, open to kitchen and stairs to first floor.

Reception Room One

12'9 x 12'8 (3.89m x 3.86m)

UPVC double glazed bay window, central heating radiator, coving and ceiling fan.

Reception Room Two

15'5 x 11'3 (4.70m x 3.43m)

Central heating radiator, gas fire, serving hatch to kitchen and UPVC double glazed French doors to rear.

Kitchen

12'11 x 8'1 (3.94m x 2.46m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer yap, integrated oven with four ring gas hob , space for fridge freezer, plumbing for washing machine, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

11'9 x 8'3 (3.58m x 2.51m)

Doors leading to three bedrooms, bathroom, WC and stairs to second floor.

Bedroom One

15'7 x 11'4 (4.75m x 3.45m)

UPVC double glazed window, central heating radiator, vanity top wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations and fitted wardrobes.

Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

8'3 x 8'3 (2.51m x 2.51m)

UPVC double glazed window and central heating radiator.

Bathroom

8'0 x 5'1 (2.44m x 1.55m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, integrated storage and tiled elevations.

WC

5'2 x 2'9 (1.57m x 0.84m)

UPVC double glazed frosted window, dual flush WC, tiled elevations and wood effect lino flooring.

Second Floor

Loft Room

20'1 x 11'0 (6.12m x 3.35m)

Two Velux windows and eave storage.

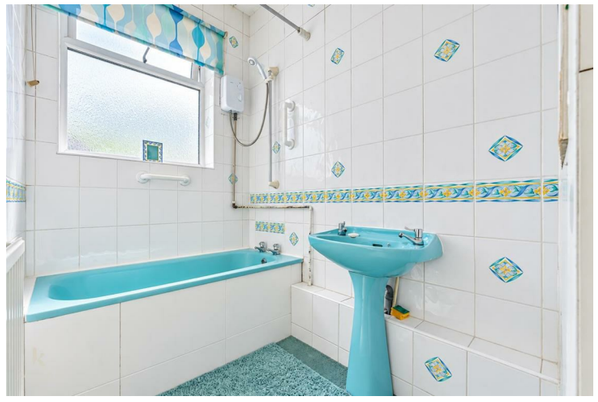
External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Enclosed paved garden.



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