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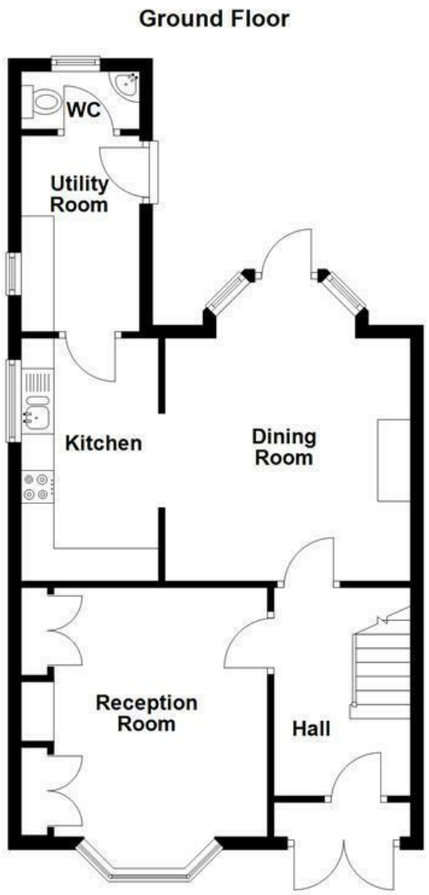

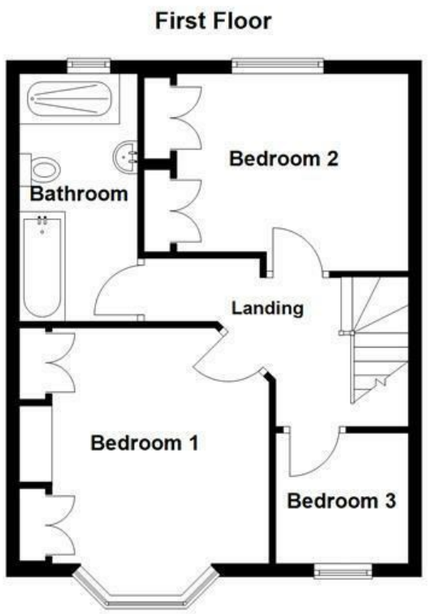

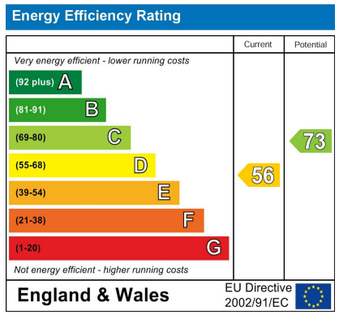

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Rudyard Road, Salford, M6 7QN

£350,000

AN IDYLLIC FAMILY HOME

Nestled on the charming Rudyard Road in Salford, this outstanding semi-detached family home is a true gem that has been meticulously presented and updated to the highest standard. With an immaculate finish and stylish interiors, this property offers modern fixtures and fittings that create a warm and inviting atmosphere, making it the perfect family abode.

Boasting three well-proportioned bedrooms and two spacious living areas, this home has undergone a full transformation, allowing potential buyers to move in with ease and comfort. The thoughtful design and attention to detail throughout the property ensure that every corner exudes elegance and functionality.

Located in one of the most desirable areas of Salford, residents will enjoy the beauty of nearby Lightoaks Park, which offers stunning park walks and a serene environment. Additionally, the property is conveniently situated close to bus routes, local schools, and essential amenities, making daily life both practical and enjoyable. For those commuting to Manchester, major motorway and network links are easily accessible, providing a seamless connection to the city.

This property is a true credit to its current owners, showcasing a luxurious and stylish family home that is not to be missed. Whether you are a growing family or simply seeking a refined living

Rudyard Road, Salford, M6 7QN

£350,000

3 1 2 D

- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Ready To Move Into
- EPC Rating D
- Ideal Family Home
- Sought After Location

Ground Floor

Entrance

UPVC double glazed double doors with part stained glass to vestibule.

Vestibule

6'10 x 1'5 (2.08m x 0.43m)

Meter cupboard, vinyl flooring and hard wood single glazed frosted door to hall.

Hall

10'2 x 6'10 (3.10m x 2.08m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, hardwood doors to reception room, dining room and stairs to first floor.

Reception Room

15' x 12'5 (4.57m x 3.78m)

UPVC double glazed bay window, with integrated shutters, central heating radiator, cast iron multi fuel burner with slate hearth and oak mantle, integrated alcove storage, coving, ceiling rose and television point.

Dining Room

14'9 x 12'3 (4.50m x 3.73m)

Two UPVC double glazed windows with integrated shutters, central heating radiator, coving, wood effect laminate flooring, open to kitchen and UPVC double glazed door to rear.

Kitchen

12'3 x 7' (3.73m x 2.13m)

UPVC double glazed frosted window, range of gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double Bosch oven, with integrated microwave, four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, wood effect laminate flooring and hardwood single glazed frosted door to to utility room.

Utility Room

9'11 x 5'10 (3.02m x 1.78m)

UPVC double glazed frosted window, central heating radiator, plumbed for washing machine and dryer, Worcester boiler, door to WC and UPVC double glazed frosted door to rear.

WC

5'10 x 2'11 (1.78m x 0.89m)

UPVC double glazed frosted window, low flush WC, and wall mounted wash basin.

First Floor

Landing

13'7 x 7'3 (4.14m x 2.21m)

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

15' x 12'5 (4.57m x 3.78m)

UPVC double glazed bay window with integrated shutters, central heating radiator, wood panel elevation, fitted wardrobes and ceiling rose.

Bedroom Two

13'7 x 9'10 (4.14m x 3.00m)

UPVC double glazed window with fitted shutters, central heating radiator and fitted wardrobe.

Bedroom Three

6'9 x 6'7 (2.06m x 2.01m)

UPVC double glazed window with integrated shutters and central heating radiator.

Bathroom

12'2 x 5'9 (3.71m x 1.75m)

UPVC double glazed frosted window, heated towel rail, double direct feed rainfall walk in shower with rinse head, dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap and rinse head, tiled elevation, spotlights, extractor fan and tiled flooring.

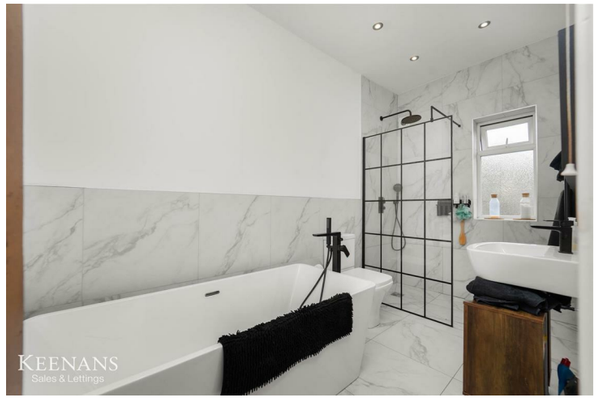
External

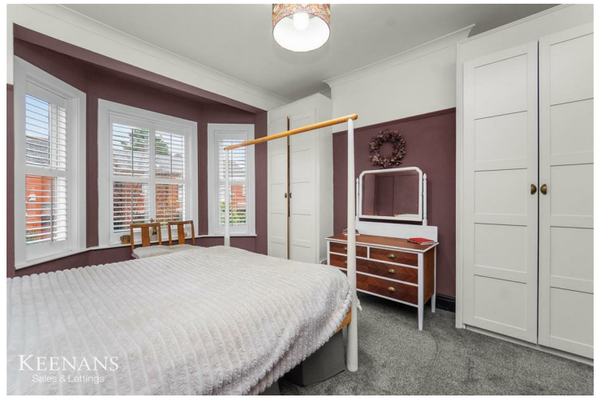
Rear

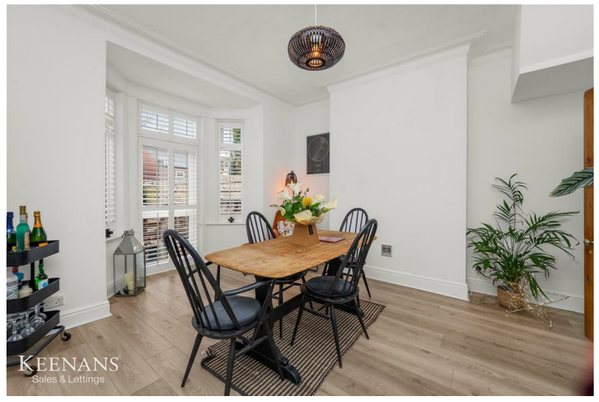
Enclosed garden with decking, slate chip and bedding areas.

Front

Garden with bedding areas and paving.







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