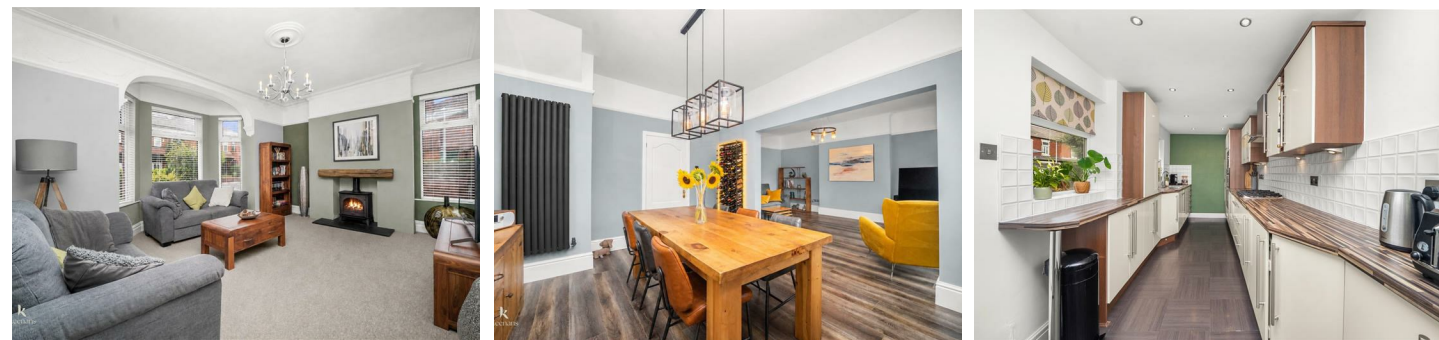




Moorfield Road, Salford, M6 7GD

Offers Over £550,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled on the sought-after Moorfield Road in Salford, this exceptional semi-detached family home offers a perfect blend of modern living and traditional charm. Set on an impressive plot, the property boasts a stunning garden space that is sure to delight any outdoor enthusiast. Upon entering, you will be greeted by stylish interiors that have been thoughtfully updated to an exceptional standard. The property features a well-designed floorplan that includes three inviting reception rooms and four spacious double bedrooms, providing ample space for family living. The modern bathroom adds a touch of luxury, while the detached double garage offers practical storage solutions.

One of the standout features of this home is the commercial-grade laminate flooring, which not only enhances the aesthetic appeal but also provides insulation for added comfort. The open-plan design of two of the living areas creates an ideal setting for gatherings, making it a perfect family home for entertaining friends and loved ones. The beautifully landscaped gardens are a true highlight, offering a serene outdoor retreat for relaxation and play. Additionally, the property includes a driveway that accommodates up to two vehicles, ensuring convenience for residents and guests alike.

Located in a highly desirable area, this home is perfectly positioned for commuters, with easy access to Manchester and proximity to Salford Quays, Swinton, and major motorway links. This property is a rare find, combining modern amenities with a welcoming atmosphere, making it an ideal choice for families seeking a new home in a vibrant community. For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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4 1 3 E D

- Tenure Freehold
 - Off Road Parking With Sizable Driveway
 - Four Piece Bathroom Suite And Downstairs WC For Convenience
 - Easy Access To Major Network Links
- Council Tax Band D
 - Three Spacious Reception Rooms
 - Ideal Family Home With Viewing Essential
- EPC Rating D
 - Modern Fitted Kitchen
 - Stunning Garden Spaces

Ground Floor

Entrance

Composite Rock door to the entrance porch.

Entrance Porch

9'2 x 2'7 (2.79m x 0.79m)

Coving, tiled elevations, tiled flooring, hardwood single glazed frosted door to the hallway.

Hallway

13'3 x 11'11 (4.04m x 3.63m)

Central heating radiator, coving, dado rail, smoke alarm, commercial grade laminate flooring with 7mm insulation, hardwood doors to the first reception room, dining room, WC and staircase to the first floor.

WC

4'3 x 9'10 (1.30m x 3.00m)

A two piece suite comprising of a dual flush WC, vanity top wash basin with a waterfall mixer tap, tiled elevations, spotlights, under staircase storage cupboard, commercial grade laminate flooring with 7mm of insulation.

Reception Room One

16'10 x 15'2 (5.13m x 4.62m)

UPVC double glazed bay window, UPVC double glazed window, upright central heating radiator, low level central heating radiator, coving, ceiling rose, picture rail, cast iron gas log burner effect fire with slate hearth and oak mantle, television point.

Dining Room

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window, upright central heating radiator, picture rail, pendant lighting, commercial grade laminate flooring with 7mm of insulation, open to the second reception room, single glazed door to the kitchen.

Reception Room Two

18'9 x 12'8 (5.72m x 3.86m)

Two upright central heating radiators, coving, picture rail, television point, commercial grade laminate flooring with 7mm of insulation, UPVC double glazed sliding door to the rear.

Kitchen

19'5 x 7'1 (5.92m x 2.16m)

Two UPVC double glazed windows, plinth heater, a range of cream high glossed wall and base units, wood effect surface,

tiled splash backs, stainless steel one and a half sink and drainer with a mixer tap, integrated high rise double multi use electric oven/grill/slowcooker, integrated high rise microwave and a five ring gas hob and extractor hood, integrated fridge freezer, dishwasher, washing machine and dryer, spotlights, smoke alarm, integrated breakfast bar and combi boiler, wood effect vinyl flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing

19'8 x 11'10 (5.99m x 3.61m)

Coving, loft access, dado rail, smoke alarm, hardwood doors to four double bedrooms and bathroom.

Bedroom One

16'10 x 15'2 (5.13m x 4.62m)

UPVC double glazed bay window, UPVC double glazed window, upright central heating radiator, low level central heating radiator, coving, ceiling rose.

Bedroom Two

16'11 x 12'7 (5.16m x 3.84m)

UPVC double glazed window, two central heating radiators, coving.

Bedroom Three

12'6 x 8'5 (3.81m x 2.57m)

UPVC double glazed window, upright central heating radiator, coving.

Bedroom Four

9'6 x 9'3 (2.90m x 2.82m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

10'4 x 6'9 (3.15m x 2.06m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a freestanding slipper bath with mixer tap and rinse head, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, pelmet lighting, tiled flooring.

External

Enclosed garden with paving, artificial lawn, raised bedding areas with watering system, stone chippings, integrated seating, pergola, power, lighting, external bar, access to the garage and external WC.



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