

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Light Oaks Road, Salford, M6 8NQ

Offers Over £270,000

A WONDERFUL TERRACED PROPERTY IN SALFORD

Nestled on the charming Light Oaks Road in Salford, this fantastic terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a spacious open-plan layout on the ground floor, creating a warm and welcoming atmosphere that is perfect for both relaxation and entertaining.

Well-maintained throughout, this home reflects a sense of care and attention that is sure to impress. The generous living space allows for versatile use, whether you envision hosting gatherings with friends or enjoying quiet evenings with family.

Situated in a fantastic location, the property benefits from easy access to local amenities, parks, and transport links, making it an ideal choice for families and professionals alike. With its spacious design and thoughtful features, this terraced house is not just a place to live, but a place to thrive.

Do not miss the chance to make this delightful property your new home.

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- Tenure Freehold
- On Street Parking
- An Abundance Of Indoor Space
- Close Proximity To Local Amenities
- Council Tax Band B
- Two Generously Sized Bedrooms With Additional Loft Room
- Viewing Essential
- EPC Rating D
- Sought After Area
- Easy Access To Major Commuter Routes

Ground Floor

14' x 12'6 (4.27m x 3.81m)

Velux window, central heating radiator and spotlights.

Entrance

Composite door to vestibule.

Vestibule

2'9 x 2'1 (0.84m x 0.64m)

Ornate tiled elevation and door to reception room.

Reception Room

27'10 x 14' (8.48m x 4.27m)

UPVC double glazed bay window, two central heating radiators, smoke alarm, doors to kitchen and storage, UPVC double glazed French doors to rear and laminate flooring.

Kitchen

11'1 x 7'5 (3.38m x 2.26m)

Two UPVC double glazed windows, range of wall and base units, laminate work tops, inset ceramic sink with draining board and mixer tap, integrated electric oven, five ring gas hob, extractor hood, integrated fridge freezer, plumbed for washing machine, spotlights and wood effect laminate flooring.

First Floor

Landing

9'7 x 7'8 (2.92m x 2.34m)

Doors to two bed rooms, bathroom and stairs leading to loft room.

Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

16'2 x 7'5 (4.93m x 2.26m)

UPVC double glazed window and central heating radiator.

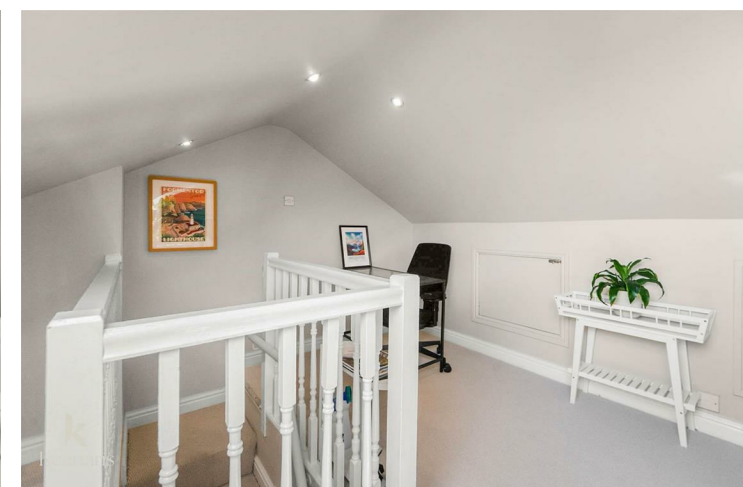
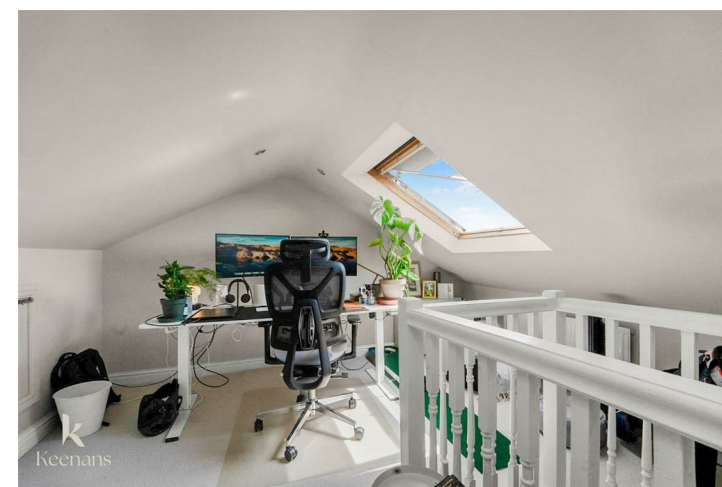
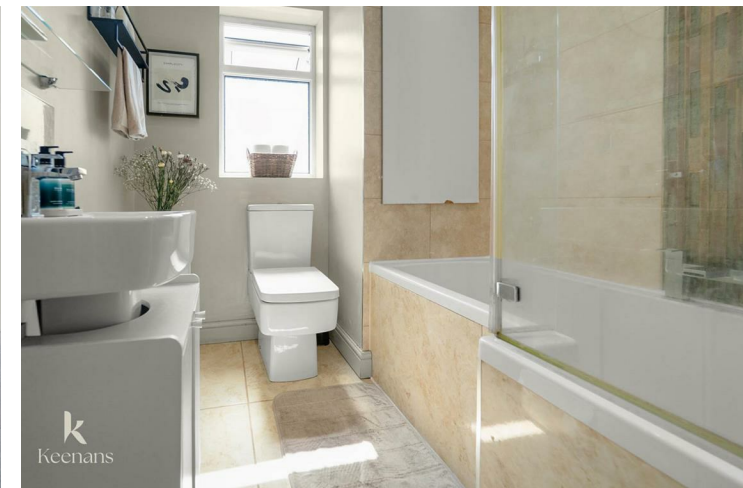
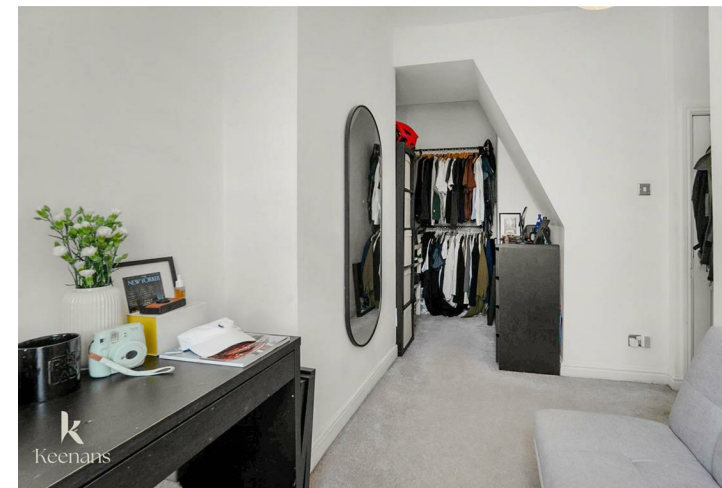
Bathroom

7'2 x 6'3 (2.18m x 1.91m)

UPVC double glazed window, dual flush WC, vanity top wash basin with mixer tap, P shaped bath with mixer tap, overhead direct feed rainfall shower with rinse head, tiled elevation, extractor fan, spotlights and tiled flooring.

Second Floor

Loft Room



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