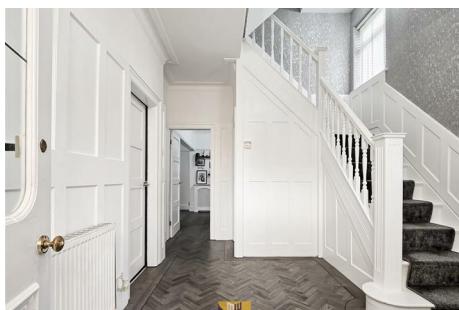


SALES - CONVENYANCING
LETTINGS - PROPERTY MANAGEMENT
PROPERTY SOURCING - MAINTENANCE
MORTGAGES



33 Lullington Road , Salford, M6 8GW

Nestled on the highly sought-after Lullington Road in Salford, this semi-detached house presents a rare opportunity for discerning buyers. Spanning an impressive 2,083 square feet, this property, built circa 1930, boasts a charming blend of character and modern living.

Upon entering, you are greeted by an amazing hallway that sets the tone for the rest of the home. The property features four spacious double bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for all family members. The well-appointed family bathroom and convenient downstairs WC add to the practicality of this delightful residence.

The heart of the home is undoubtedly the fabulous lounge/kitchen/dining area, which flows seamlessly into a bright conservatory, creating an ideal space for family gatherings and entertaining guests. Additionally, the front lounge serves as a perfect cinema room, providing a versatile space for relaxation and leisure.

Outside, the property is equally impressive, featuring fantastic gardens that offer a tranquil retreat. A driveway accommodates up to four vehicles, while a garage, fully boarded and insulated with spotlights, provides ample storage and utility. The patio area is perfect for al fresco dining, and a separate storage room to the rear of the garage adds further convenience.

Asking Price £585,000

33 Lullington Road , Salford, M6 8GW



- FREEHOLD
- GARAGE
- CONVSEVATORY
- ENCLOSSED GARDENS
- OFF ROAD PARKING FOR FOUR VEHICLES
- FOUR DOUBLE BEDROOMS
- NEW BOILER
- GARDEN HOUSE
- THREE RECEPTION ROOMS
- NEW DOUBLE GLAZING WINDOWS & DOORS THROUGHOUT

Entrance Hallway

Garden House

Downstairs WC
2'9 x 6'7 (0.84m x 2.01m)

17'11 x 30'4 (5.46m x 9.25m)

Front Reception Room/Cinema Room
13'2 x 13'9 (4.01m x 4.19m)

Master Bedroom Suite

16'3 x 13'9 (4.95m x 4.19m)

Rear Lounge/Dining
15'8 x 24'2 (4.78m x 7.37m)

Master Bedroom Ensuite

6'8 x 5'4 (2.03m x 1.63m)

Kitchen
16'9 x 11'4 (5.11m x 3.45m)

Bedroom Two

13'3 x 13'9 (4.04m x 4.19m)

Conservatory
17' x 12'4 (5.18m x 3.76m)

Bedroom Three

9'9 x 10'2 (2.97m x 3.10m)

Garage
18' x 8'10 (5.49m x 2.69m)

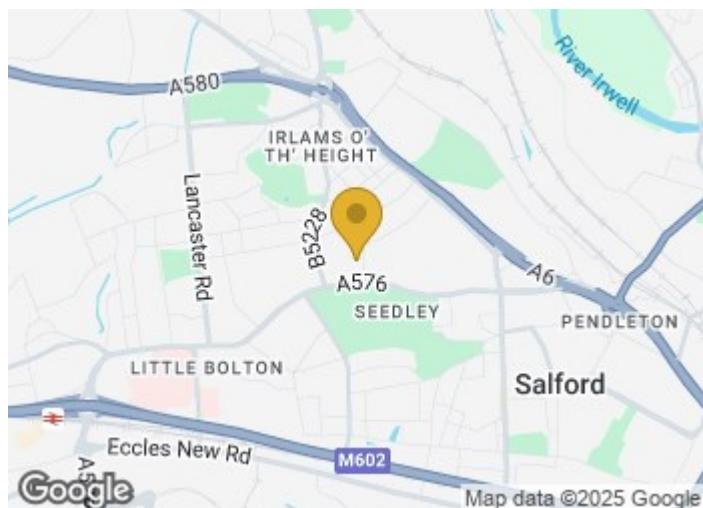
Family Bathroom

5'4 x 9'5 (1.63m x 2.87m)

External Storage
10'2 x 8'10 (3.10m x 2.69m)

Bedroom Four

15'3 x 12'9 (4.65m x 3.89m)



Directions



Tel: 0161 787 9195

Floor Plan



Floor Plan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		

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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