



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Lancaster Road, Salford, M6 8LZ

Offers Over £240,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, low maintenance gardens and modern fixtures and fittings, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Salford. Boasting well lit rooms, neutral decoration and ample off road parking, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Salford, Manchester and major motorway links. A credit to the current owner, this property has been transformed into a contemporary and stylish family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and, with the reception room, leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is a laid to lawn garden to the front with bedding areas and ample off road parking. To the rear there is a low maintenance garden with artificial lawn and raised bedding areas.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Lancaster Road, Salford, M6 8LZ

Offers Over £240,000



- Tenure Leasehold
- Off Road Parking
- Contemporary Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band C
- Semi Detached Property
- Ideal Family Home Ready To Move Into
- EPC Rating D
- Three Bedrooms
- Enclosed Low Maintenance Rear Garden

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

7'8 x 6'10 (2.34m x 2.08m)

UPVC double glazed frosted window, central heating radiator, coving, dado rail, smoke alarm, under stairs storage, wood effect laminate flooring, door to reception room, open to kitchen and stairs to first floor.

Reception Room

20'5 x 10'11 (6.22m x 3.33m)

UPVC double glazed bay window, upright central heating radiator, gas fire with granite effect hearth and surround, television point, coving, ceiling rose and Aluminium double glazed sliding door to conservatory.

Conservatory

9'6 x 7'7 (2.90m x 2.31m)

UPVC double glazed windows, UPVC double glazed frosted windows, Velux window, central heating radiator, UPVC double glazed door to rear and open to kitchen.

Kitchen

15'5 x 7'6 (4.70m x 2.29m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units, marble effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, integrated Baxi boiler, under stairs storage with plumbing for washing machine and wood effect laminate flooring.

First Floor

Landing

7'8 x 5'8 (2.34m x 1.73m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

11'4 x 11' (3.45m x 3.35m)

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

Bedroom Two

11' x 8'1 (3.35m x 2.46m)

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

Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

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

Bathroom

7'6 x 6'1 (2.29m x 1.85m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, panelled bath with electric feed shower and mixer tap, pedestal wash basin with mixer tap, PVC panel elevation and wood effect laminate flooring.

External

Rear

Enclosed garden with artificial lawn and raised bedding areas.

Front

Laid to lawn garden with paved drive and mature shrubs.

