



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (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 8AN

Offers Over £425,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, enviable gardens and neutral decoration, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Salford. Not overlooked from the rear and boasting two spacious living areas, off road parking and modern fitted kitchen, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. A credit to the current owners, this property is a welcoming and bright home with wood burning stoves two both the living areas, added external summer house and utility room and would be the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, a modern fitted kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms, family bathroom and WC. Externally there is an enclosed generously sized garden to the rear with laid to lawn, paving, bedding, mature shrubs, summer house and utility room. To the front there is a laid to lawn garden with paving, bedding and off road parking.

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

Lancaster Road, Salford, M6 8AN

Offers Over £425,000



- Impressive Semi Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating D
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Stunning Rear Garden with Summer House and Shed
- Council Tax Band D

Ground Floor

Entrance Porch

6'7 x 2'2 (2.01m x 0.66m)

UPVC double glazed French front doors, hardwood single glazed frosted leaded window and hardwood single glazed frosted leaded door to hall.

Hall

15'9 x 8'11 (4.80m x 2.72m)

Central heating radiator, coving, picture rail, understairs storage, wood effect laminate flooring, oak doors to two reception rooms, kitchen and stairs to first floor.

Reception Room One

13'11 x 13'7 (4.24m x 4.14m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, cast iron log burner with slate hearth and oak mantel, television point and wood effect laminate flooring.

Reception Room Two

13'11 x 13'11 (4.24m x 4.24m)

Two UPVC double glazed windows, central heating radiator, coving, cast iron log burner with slate hearth, exposed brick surround and oak mantel, television point, wood effect laminate flooring and UPVC double glazed door to rear.

Kitchen

10'7 x 8'9 (3.23m x 2.67m)

Two UPVC double glazed windows, plinth heater, range of high gloss wall and base units with wood effect work surfaces and splashback, composite sink and drainer with mixer tap, integrated electric Neff oven with five ring induction hob and extractor hood, integrated fridge freezer, dishwasher and bin store, spotlights, under unit lighting, tiled effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

10'5 x 8'11 (3.18m x 2.72m)

UPVC double glazed frosted window, wood effect laminate flooring, oak doors to three bedrooms, bathroom and WC.

Bedroom One

13'11 x 13'11 (4.24m x 4.24m)

UPVC double glazed window, central heating radiator, picture rail, original fireplace, fitted wardrobe and wood effect laminate flooring.

Bedroom Two

13'11 x 13'7 (4.24m x 4.14m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

8'11 x 8'8 (2.72m x 2.64m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobe and wood effect laminate flooring.

Bathroom

8'11 x 6'5 (2.72m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, direct feed rainfall shower enclosed with rinse head, corner wood panel bath with traditional taps, pedestal wash basin with mixer tap, PVC panel elevations, PVC to ceiling, extractor fan, spotlights and slate effect vinyl flooring.

WC

4'3 x 3'2 (1.30m x 0.97m)

UPVC double glazed frosted window, low base WC, PVC panel elevations, PVC to ceiling, spotlights, loft access and slate effect vinyl flooring.

External

Rear

Enclosed garden with laid to lawn garden, paving, bedding areas, mature shrubbery, stone chippings, storage shed, outbuilding, summer house and utility.

Utility

11'1 x 5'10 (3.38m x 1.78m)

UPVC double glazed window, range of wall and base units with granite effect work surfaces, stainless steel sink and drainer with traditional taps, space for fridge and freezer, plumbing for washing machine, space for dryer, tiled effect lino flooring and door to WC.

WC

3'9 x 2'9 (1.14m x 0.84m)

UPVC double glazed frosted window, dual flush WC and tiled effect lino flooring.

Summer House

10'3 x 7'8 (3.12m x 2.34m)

Two hardwood single glazed windows, tiled effect lino flooring and hardwood single glazed French doors.

Shed

7'8 x 5'9 (2.34m x 1.75m)

Front

Laid to lawn garden with paving, bedding and off road parking.

