



Light Oaks Road, Salford, M6 8WL

£575,000

A GORGEOUS FOUR-BEDROOM SEMI-DETACHED EDWARDIAN FAMILY HOME

Nestled on the edge of the picturesque Light Oaks Park, this charming Edwardian semi-detached family home on Light Oaks Road in Salford presents an exceptional opportunity for those seeking a spacious and characterful residence. With four well-proportioned bedrooms and two inviting reception rooms, this property is ideally suited for a growing family in search of their dream home.

Spread over three floors, the house boasts a generous lower ground floor basement level, which offers exciting potential for conversion, subject to the necessary planning permissions. This additional space could easily be transformed into a playroom, home office, or even a self-contained suite, catering to the diverse needs of modern family life.

The interior of the home is tastefully decorated, harmoniously blending traditional character features with contemporary comforts. An abundance of natural light floods the living spaces, creating a warm and welcoming atmosphere throughout. The well-appointed bathrooms ensure convenience for family living, while the layout of the home promotes both privacy and togetherness.

Conveniently located, this property is within easy reach of local amenities, reputable schools, and key commuter routes, making it an ideal choice for families who value both tranquility and accessibility. The delightful backdrop of Light Oaks Park provides a perfect setting for outdoor activities and leisurely strolls, enhancing the appeal of this wonderful family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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 4  1  2  D

- Impressive Semi Detached Property
- Original Features Throughout
- Off Road Parking and Integral Garage
- EPC Rating D
- Four Double Bedrooms
- Extensive Plot
- Tenure Freehold
- Three Piece Bathroom Suite
- Versatile Lower Ground Floor
- Council Tax Band D

Ground Floor

Entrance Porch

9'9 x 4'0 (2.97m x 1.22m)

UPVC double glazed French doors, encaustic tiled flooring and hardwood stained glass door and window to hall.

Hall

16'9 x 15'7 (5.11m x 4.75m)

Central heating radiator, cornice coving, picture rail, smoke detector, solid wood flooring, doors leading to two reception rooms, kitchen, understairs storage and stairs to first floor.

Reception Room One

15'1 x 13'6 (4.60m x 4.11m)

UPVC double glazed sash bay window, two central heating radiators, cornice coving, picture rail, log burner with tiled hearth and wooden mantel and solid wood flooring.

Reception Room Two

15'10 x 13'1 (4.83m x 3.99m)

UPVC double glazed bay window, two central heating radiators, cornice coving, log burner with wooden mantel, two feature wall lights and wood effect flooring.

Kitchen

15'10 x11'8 (4.83m x3.56m)

UPVC double glazed window, central heating radiator, base units with wooden work surfaces, range cooker with five ring gas hob and extractor hood, tiled splashback, ceramic Belfast sink with mixer tap, fitted alcove storage, space for undercounter fridge, tiled flooring, door to pantry and composite double glazed stable door to rear.

Pantry

5'9 x 3'11 (1.75m x 1.19m)

Central heating radiator, tiled flooring and door to WC.

WC

5'10 x 3'7 (1.78m x 1.09m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

First Floor

Landing

Skylight, loft access, smoke detector, picture rail, solid wood flooring, doors to four bedrooms and family bathroom.

Bedroom One

17'1 x 15'1 (5.21m x 4.60m)

UPVC double glazed sash bay window, central heating radiator, cornice coving, picture rail and wood effect flooring.

Bedroom Two

16'0 x 13'2 (4.88m x 4.01m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail and solid wood flooring.

Bedroom Three

15'11 x 11'8 (4.85m x 3.56m)

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

Bedroom Four

11'4 x 9'7 (3.45m x 2.92m)

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

Bathroom

7'9 x 5'7 (2.36m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead electric feed shower, partially tiled elevations and tiled flooring.

Lower Ground Floor

Cellar Room One

14'11 x 9'8 (4.55m x 2.95m)

Cellar Room Two

15'5 x 12'11 (4.70m x 3.94m)

WC

4'9 x 2'9 (1.45m x 0.84m)

Boiler Room

7'4 x 4'7 (2.24m x 1.40m)

Workshop

11'2 x 7'2 (3.40m x 2.18m)

Store Room

8'0 x 5'7 (2.44m x 1.70m)

Garage

23'10 x 9'10 (7.26m x 3.00m)

External

Rear

Front



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