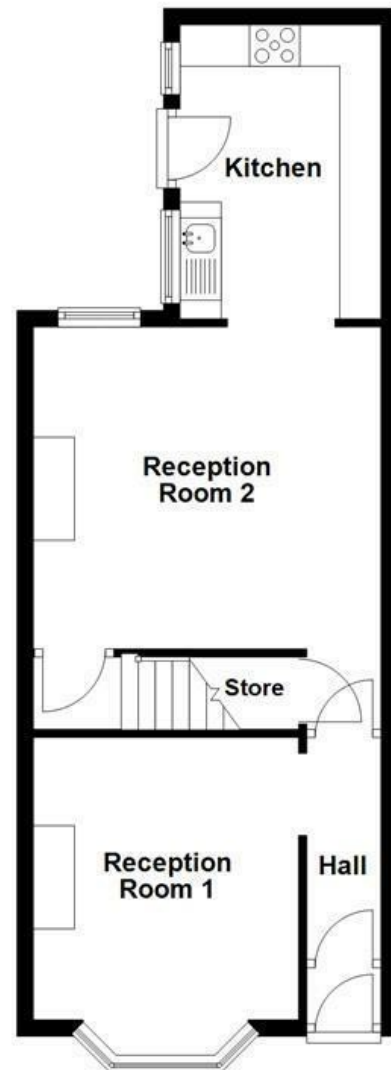
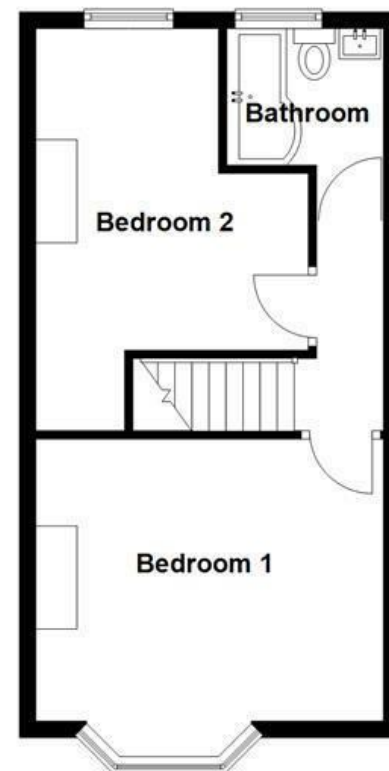


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>66</b>	
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 £250,000

#### SPACIOUS INTERIORS AND A PRIME LOCATION

Nestled in the desirable area of Light Oaks Road, Salford, this charming terraced house presents an excellent opportunity for first-time buyers or small families seeking a home that is ready to move into. Beautifully presented and finished in neutral tones, the property exudes a warm and inviting atmosphere, making it a perfect canvas for personal touches.

The house boasts two generously sized reception rooms, providing ample space for relaxation and entertaining. These versatile areas can easily adapt to your lifestyle, whether you envision a cosy living room or a vibrant dining space. The low-maintenance garden at the rear offers a delightful outdoor retreat, ideal for enjoying sunny days or hosting gatherings with friends and family.

With two well-proportioned bedrooms, this home ensures comfort and privacy for all occupants. The bathroom is conveniently located, catering to the needs of modern living.

Situated in a prime location, the property is just a stone's throw away from Light Oaks Junior School, making it an excellent choice for families with young children. The surrounding area is well-connected, providing easy access to local amenities and transport links.

In summary, this terraced house on Light Oaks Road is a wonderful opportunity for those looking to settle in a friendly community. Its appealing features and prime location make it a must-see for anyone in search of a



# Light Oaks Road, Salford, M6 8NQ

## Offers Over £250,000

 2  1  2  D

- Exquisite Mid Terrace Property
  - Presented to Highest Standard Throughout
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Enclosed Rear Yard
  - Council Tax Band B

### Ground Floor

#### Entrance Vestibule

2'11 x 2'1 (0.89m x 0.64m)

UPVC double glazed front door and door to hall.

#### Hall

8'10 x 2'11 (2.69m x 0.89m )

Solid wood flooring, open arch to reception room one and door to reception room two.

#### Reception Room One

14'0 x 10'7 (4.27m x 3.23m)

UPVC double glazed bay window, modern replica Victorian central heating radiator, cornice coving, gas stove with stone flag hearth, television point, custom fit cupboards and solid wood flooring.

#### Reception Room Two

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, modern replica Victorian central heating radiator, smoke detector, solid wood flooring, doors to understairs storage, stairs to first floor and open to kitchen.

#### Kitchen

11'8 x 7'10 (3.56m x 2.39m)

Two UPVC double glazed windows, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, integrated dryer, integrated under sink water filter, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

Modern replica Victorian central heating radiator, smoke detector, doors leading to two bedrooms and bathroom.

#### Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

UPVC double glazed bay window, UPVC double glazed window, modern replica Victorian central heating radiator, television point and wood effect flooring.

#### Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window, modern replica Victorian central heating radiator, access to fully boarded loft via wooden pull down ladder and wood effect flooring.

#### Bathroom

6'3 x 5'5 (1.91m x 1.65m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, PVC to ceiling, tiled elevations, extractor fan, spotlights and tiled flooring.

### External



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