



## 36 Oxford Road Salford M6 8LJ

### Offers over £235,000

GREAT OPEN ASPECT TO THE REAR! HOME ESTATE AGENTS are delighted to offer for sale this three bedroom semi detached property which is positioned to appreciate the open aspect to the rear and offers the potential for, subject to local authority planning being granted. further deveoplment or extension. The property boasts hallway, through lounge/diner, extended kitchen, shaped landing, three bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is ample off road parking to the front, side and rear along with single garage to the rear. There are gardens to the front and rear with mature shrubs, plants along with space for a greenhouse and vegetable patch. Offering a fantastic opportunity to purchase a property in an enviable position and with scope to add your own stamp! Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- FANTASTIC VIEW TO THE REAR!
- Porch and hallway
- Fitted bathroom suite
- NO VENDOR CHAIN!
- Open aspect to the rear!
- Through lounge/diner
- Sizeable gardens and possibility for further development
- Three bedroom semi detached
- Extended fitted kitchen
- Off road parking and detached garage



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### **Porch**

uPVC double glazed window to three sides, tiled flooring and door to the hallway.

### **Hallway 10'3 x 6'7 (3.12m x 2.01m)**

Door to front, stairs to first floor and double panel radiator.

### **Through Lounge/diner 21'2 x 10'8 (6.45m x 3.25m)**

uPVC double glazed bay window to the front, uPVC double glazed window to the rear, television point, feature fire surround with living flame gas fire and double panel radiator.

### **Kitchen 16'6 x 7'8 (5.03m x 2.34m)**

Fitted with wall and base units, roll edge worktops, sink unit, tiled to complement, space for fridge freezer, electric oven and hob, breakfast bar, space for washing machine and wall mounted boiler. uPVC double glazed window to side and uPVC double glazed French doors to the rear.

### **Shaped landing**

Open balustrade, uPVC double glazed window to side and loft access.

### **Bedroom One 11'4 x 11'1 (3.45m x 3.38m)**

uPVC double glazed bay window, double panel radiator and fitted wardrobes for storage.

### **Bedroom Two 10'8 x 11'1 (3.25m x 3.38m)**

uPVC double glazed window to rear, fitted wardrobes for storage and double panel radiator.

### **Bedroom Three 11'1 x 6'6 (3.38m x 1.98m)**

uPVC double glazed window to front, double panel radiator and fitted with wardrobes for storage.

### **Bathroom 6'5 x 5'5 (1.96m x 1.65m)**

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath. Tiled to complement and uPVC double glazed window to side.

### **Garage 21'5 x 13'8 (6.53m x 4.17m)**

Larger than average garage with up and over garage door to front and window to side.

### **Tenure**

We are advised that the property is leasehold. Initial term of the lease was granted for 999 years and with an annual ground rent of £6.00.

### **IMPORTANT INFORMATION -**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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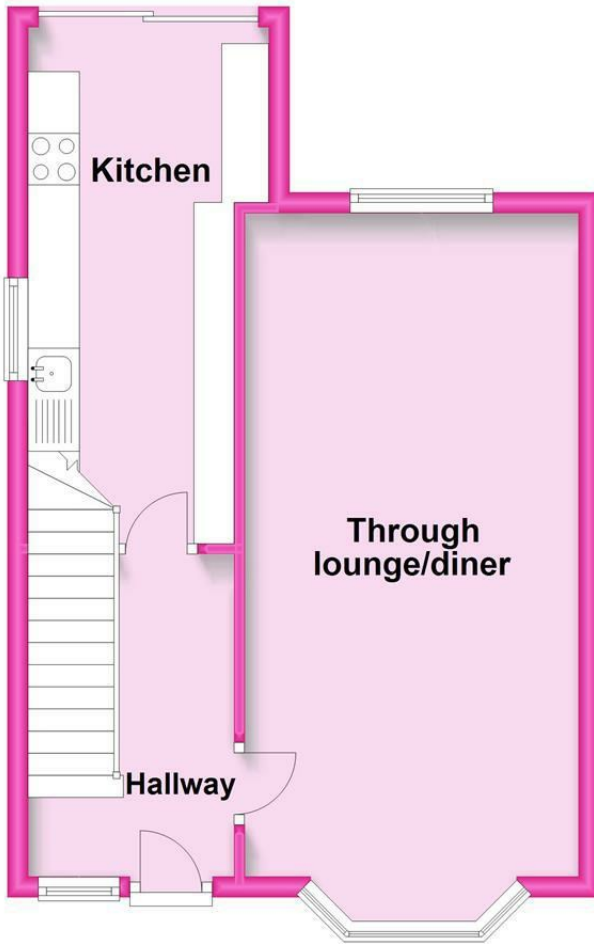
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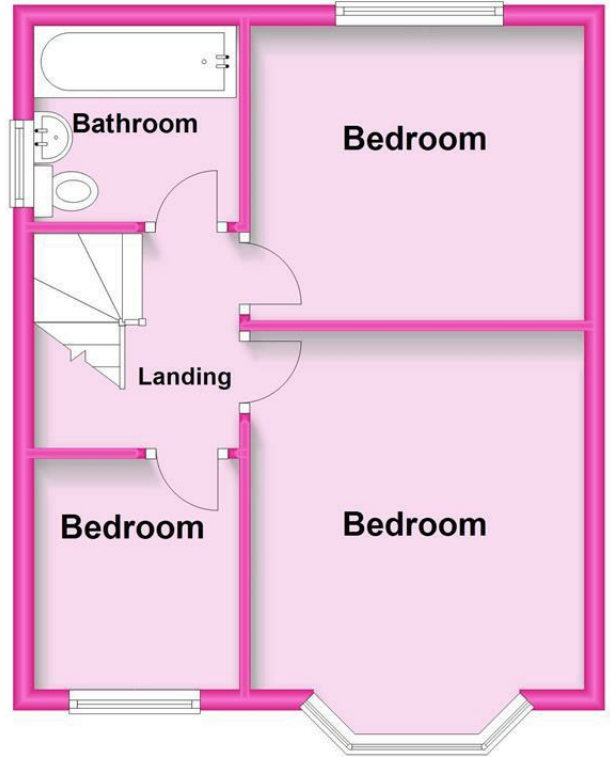
## Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
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