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# Light Oaks Road, Salford

£475,000



Situated in a sought-after residential area, this exceptional three-bedroom detached property offers stylish living space, a generous secluded garden, and a layout ideal for modern family life or professional living.

The ground floor boasts a welcoming entrance hall leading to a spacious lounge, perfect for relaxing evenings, while the standout feature of the home is the impressive open-plan kitchen/diner/living area to the rear. This beautifully designed space is ideal for entertaining, with double doors opening out to a stunning, private south-facing garden filled with mature flowers and benefitting from a useful large shed—perfect for storage or hobby use.

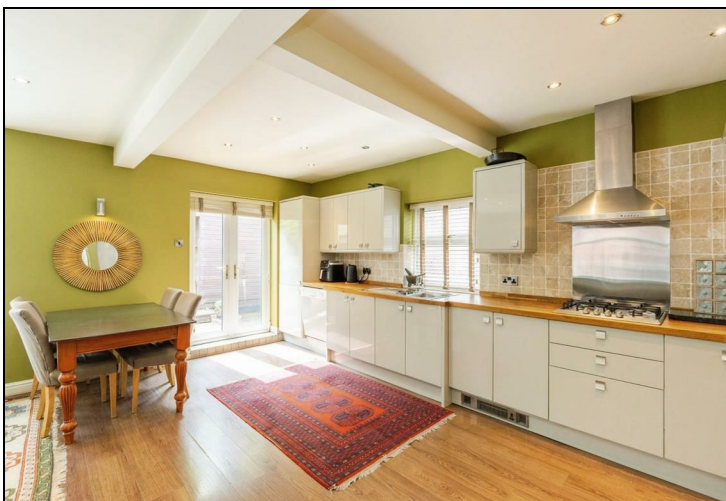
Upstairs, the property features three well-proportioned bedrooms, including a spacious principal bedroom with built-in storage and a second large double room. The family bathroom is finished to a high standard, and there is an additional ground floor W.C. for added convenience.

This home is ideally positioned for both families and professionals alike—just a short walk from Salford Royal Hospital, close to Light Oaks Primary School, and surrounded by several well-maintained local parks. Transport links are excellent, with easy access to Salford Quays, Media City, Manchester City Centre, and a host of local amenities nearby.

This is a turn-key property offering privacy, practicality, and a prime location—early viewing is highly recommended.

## KEY FEATURES

- STUNNING PRIVATE MATURE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- PRESTIGIOUS THREE BEDROOM, DETACHED FAMILY HOME LOCATED ON A POPULAR ROAD
- TWO RECEPTION ROOMS
- EN-SUITE
- LOCATED CLOSE TO SALFORD ROYAL HOSPITAL
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- MUST BE SEEN TO FULLY APPRECIATE
- MOVE IN READY
- FREEHOLD



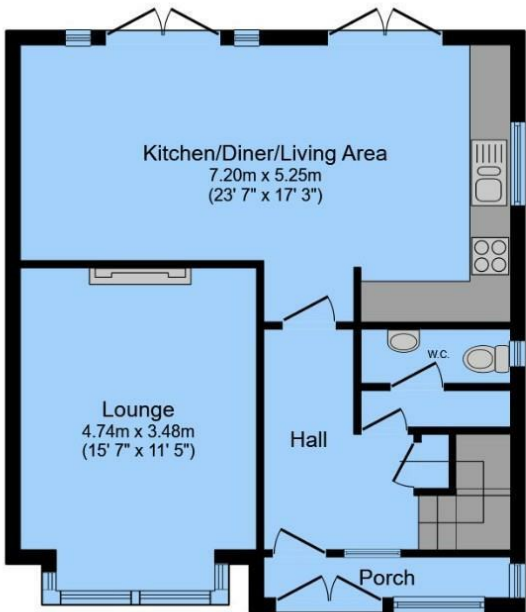




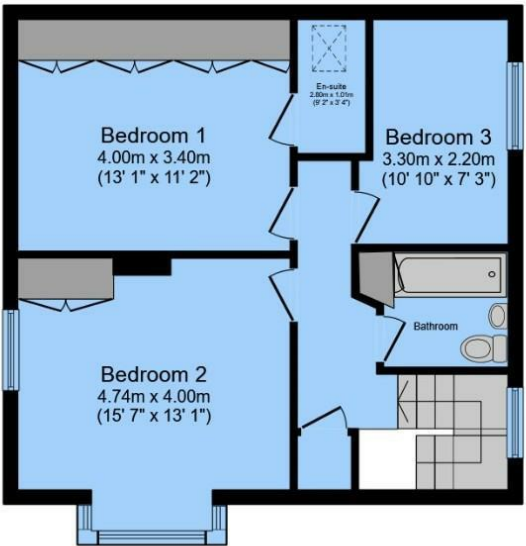








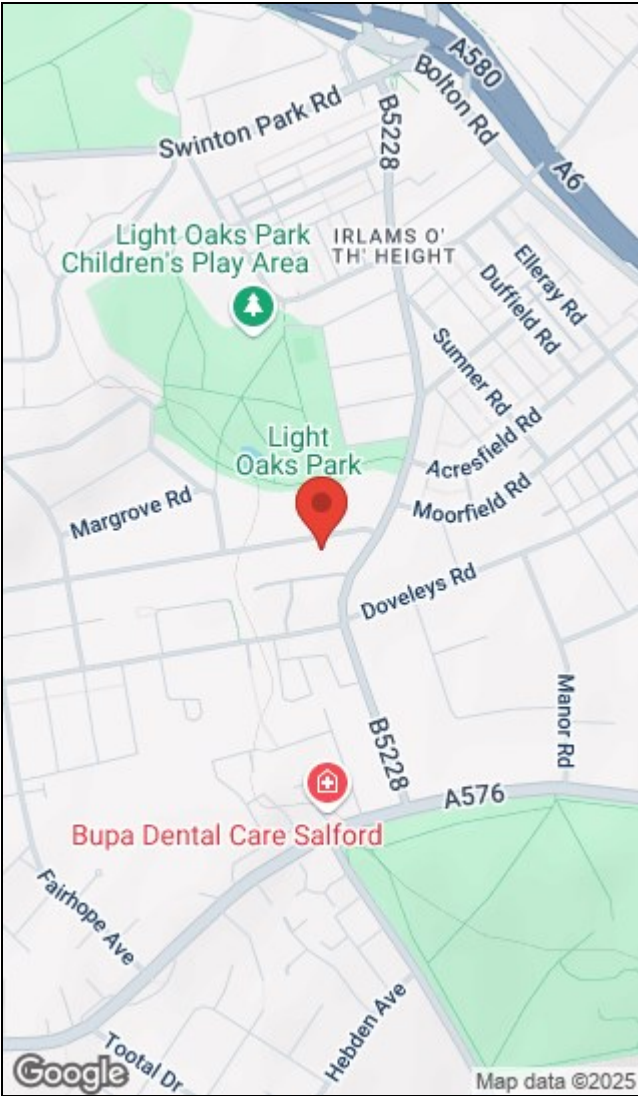
Ground Floor



First Floor

Total floor area 108.0 sq.m. (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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