

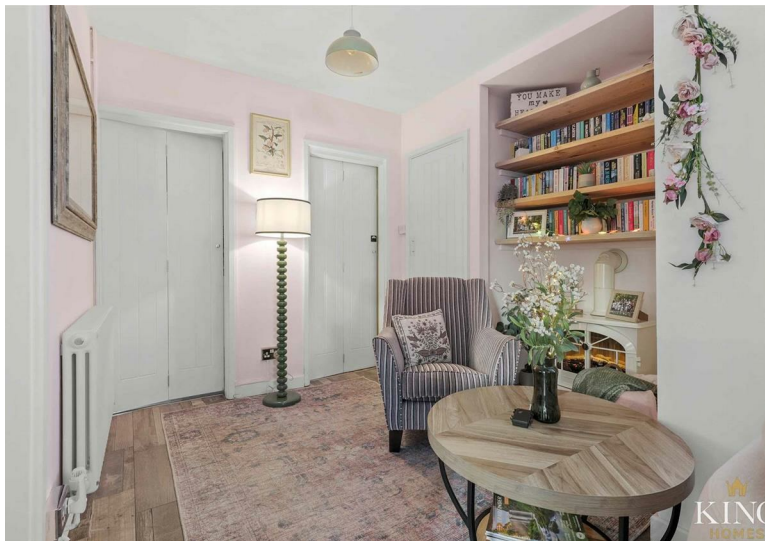


Station Road, Salford Priors, WR11 8UX

Offers over £270,000



**** MODERNISED TO A HIGH STANDARD ** Two Double Bedrooms ** Bungalow ** Open-Plan Family and Sitting Areas ** Kitchen with Central Island and Breakfast Bar ** Private Garden ** Off-Road Parking **** This stunning, fully renovated bungalow in the heart of Salford Priors combines contemporary style with practical, single-level living. Boasting a superb finish throughout, it features a sociable open-plan family and sitting area with direct garden access, a modern kitchen with a central island and breakfast bar, and two beautifully presented bedrooms served by a sleek bathroom with twin wash basins. Outside, the low-maintenance, fully enclosed garden provides privacy and ease of care. With its thoughtful layout, exceptional quality, and move-in-ready condition, this home is a rare opportunity to enjoy village living in style.



Located within the sought-after village of Salford Priors, this beautifully transformed bungalow has been thoughtfully renovated by the current owners to create a warm, modern, and practical home.

A welcoming family room sits at the heart of the property, opening through to a charming sitting area that feels bright and inviting. This delightful space features doors leading straight out to the garden, creating a lovely connection between indoors and outdoors. Its open-plan flow to the family room gives it an easy, relaxed atmosphere and allows the two areas to work beautifully together for everyday living.

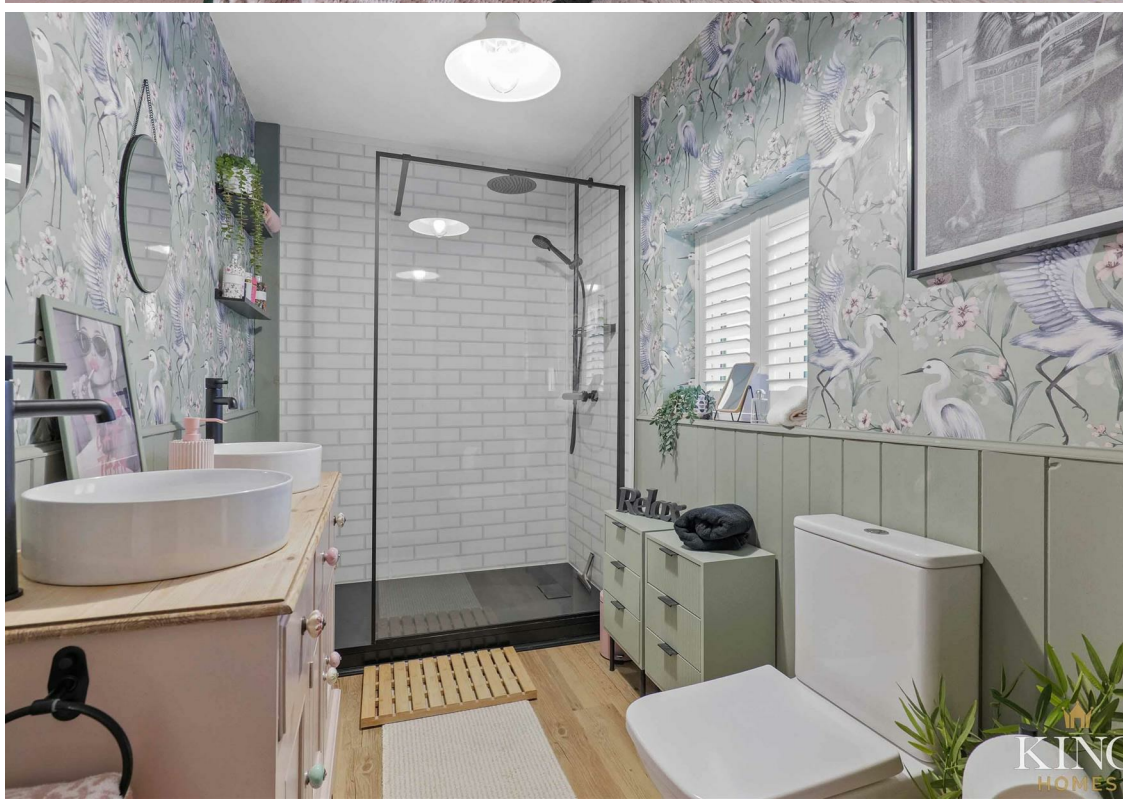
The kitchen is positioned at the front of the home and has been styled with a contemporary finish, featuring a central island with a breakfast bar that creates a sociable and functional focal point. Generous countertop space and a well-planned layout make this an ideal area for cooking, dining, and everyday use.

Two bedrooms are set to the rear of the bungalow, each with a comfortable feel and positioned close to the modern bathroom, which is complete with a shower, w.c., and twin wash basins.

Outside, the garden has been designed for low-maintenance living, laid mainly to gravel and fully enclosed by fencing to offer privacy and ease of upkeep.

The overall layout is well balanced, with each space connecting smoothly and the renovation work creating a cohesive and inviting atmosphere throughout.

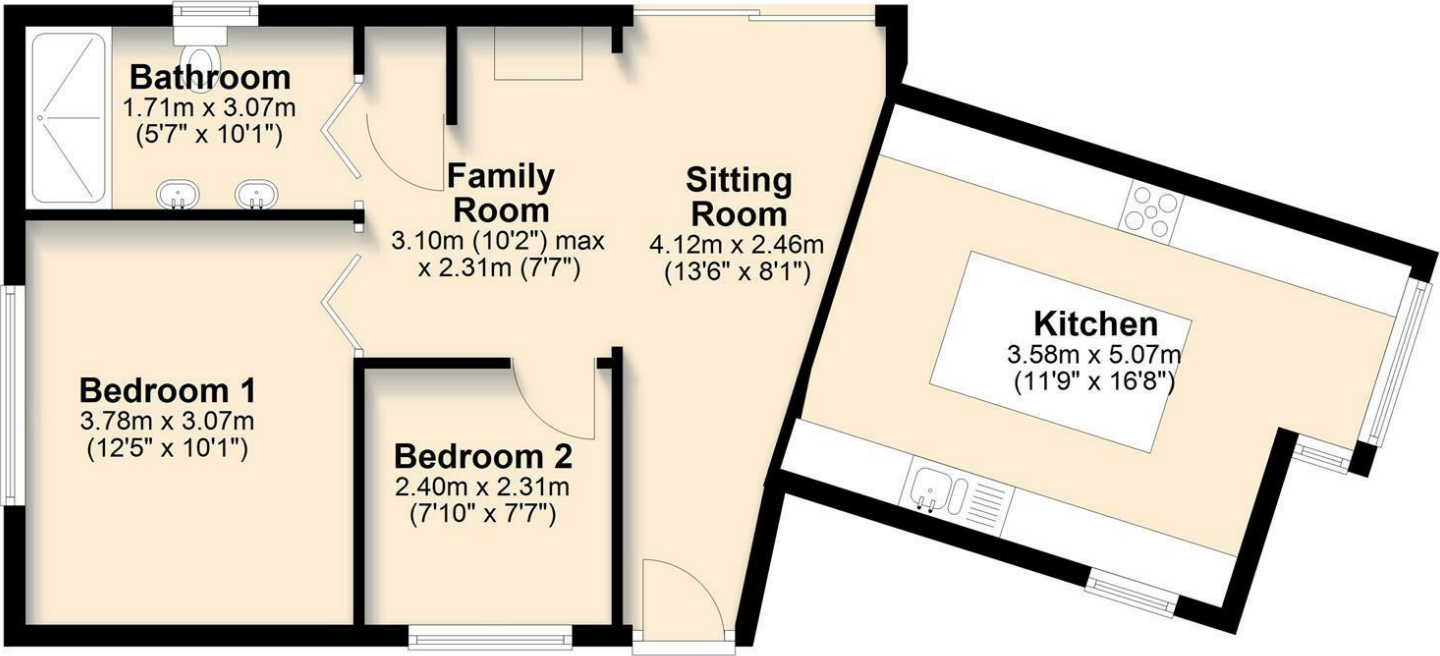
Sitting Room	13'6" x 8'0" (4.12m x 2.46m)
Family Room	10'2" x 7'6" (3.10m x 2.31m)
Kitchen	11'8" x 16'7" (3.58m x 5.07m)
Bathroom	5'7" x 10'0" (1.71m x 3.07m)
Bedroom 1	12'4" x 10'0" (3.78m x 3.07m)
Bedroom 2	7'10" x 7'6" (2.40m x 2.31m)





Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	