



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 92 |
| (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 | |

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 8WP

£500,000

AN EXQUISITE DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled on the sought-after Light Oaks Road in Salford, this exceptional newly built detached family home is a true gem. Offering a generous amount of both indoor and outdoor space, this property is designed with modern living in mind, featuring stylish decorations and high-quality fixtures throughout.

Boasting four spacious double bedrooms and three well-appointed bathrooms, this home provides ample room for a growing family. The open plan kitchen diner is perfect for entertaining and family gatherings, creating a warm and inviting atmosphere. Every detail has been meticulously considered, ensuring that the property is presented and maintained to the highest standard, allowing you to move in with ease. The gardens surrounding the home are nothing short of breath-taking, providing a serene outdoor retreat for relaxation and play. Built by the current owners, this residence reflects a commitment to luxury and class, making it an ideal family home.

Conveniently located, the property is within easy reach of local bus routes, reputable schools, and the picturesque Light Oaks Park. Additionally, major motorway and network links are nearby, offering quick access to Manchester City Centre and Salford Quays, making commuting a breeze.

This remarkable home is ready for you to make it your own, offering a perfect blend of comfort, style, and convenience in one of Salford's most desirable locations. Don't miss the opportunity to experience this stunning property for yourself.

Light Oaks Road, Salford, M6 8WP

£500,000

4 3 1 B

- Exquisite Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Gated Off Road Parking
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Bathrooms
- Extensive Plot with Stunning Rear Garden
- Council Tax Band D

Ground Floor

Kitchen/Dining Area

19'9 x 15'0 (6.02m x 4.57m)

Composite double glazed frosted front door, two UPVC double glazed frosted windows, UPVC double glazed box window, two central heating radiators, range of high gloss wall and base units with granite effect work surfaces, central island, ceramic inset sink with high spout spring mixer tap, integrated high rise Neff double oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, smoke detector, wood effect laminate flooring and door to inner hall.

Inner Hall

8'6 x 6'4 (2.59m x 1.93m)

Central heating radiator, smoke detector, under stairs storage, wood effect laminate flooring, doors leading to reception room, utility/WC and stairs to first floor.

Utility/WC

10'8 x 5'3 (3.25m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, plumbing for washing machine, space for dryer, Baxi boiler, smoke detector, extractor fan and wood effect laminate flooring.

Reception Room

19'8 x 11'11 (5.99m x 3.63m)

Two Velux windows, two central heating radiators, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

11'2 x 8'6 (3.40m x 2.59m)

UPVC double glazed window, smoke detector, doors leading to three bedrooms, bathroom, storage cupboard and stairs to second floor.

Bedroom Two

10'11 x 10'7 (3.33m x 3.23m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point and door to en suite.

En Suite

6'6 x 3'11 (1.98m x 1.19m)

UPVC double glazed frosted window, central heated towel

rail, double direct feed shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

11'8 x 10'10 (3.56m x 3.30m)

UPVC double glazed box window, central heating radiator and two feature wall lights.

Bedroom Four

11'4 x 8'7 (3.45m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

8'6 x 6'4 (2.59m x 1.93m)

Velux window, two feature wall lights, smoke detector, eave storage and door to bedroom one.

Bedroom One

16'6 x 11'2 (5.03m x 3.40m)

Velux window, central heating radiator, two feature wall lights, eave storage and door to en suite.

En Suite

8'4 x 4'1 (2.54m x 1.24m)

Velux window, central heated towel rail, direct feed shower enclosed, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, extractor fan, spotlights and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding, rockery, Koi pond, mature shrubs and brick built storage shed.

Front

Gated driveway.



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