



Margrove Road

Salford



Offers Over £280,000

Margrove Road

Salford

Council Tax band: C

Tenure: Freehold

- Beautifully Presented Three Bedroom Semi Detached Property
- Located Just a Short Walk from Light Oaks Primary School and Light Oaks Park
- Spacious Bay-Fronted Family Lounge And Separate Dining Room
- Modern Three Piece Bathroom Suite
- Three Generously Sized Bedrooms
- Driveway for Off-Road Parking
- HUGE Rear Garden Complete With Laid-to-Lawn Grass
- Surrounded by Excellent Amenities including Schools, Parks & Salford Royal Hospital



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Entrance Hallway

Lounge

12' 7" x 10' 4" (3.84m x 3.16m)

Dining Room

12' 1" x 11' 11" (3.68m x 3.64m)

Kitchen

17' 4" x 6' 7" (5.28m x 2.01m)

Landing

Bedroom One

13' 7" x 12' 0" (4.13m x 3.66m)

Bedroom Two

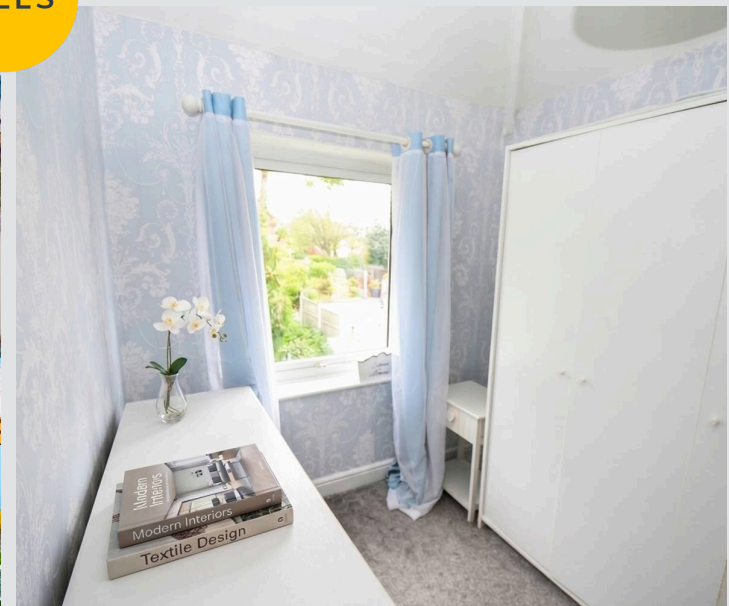
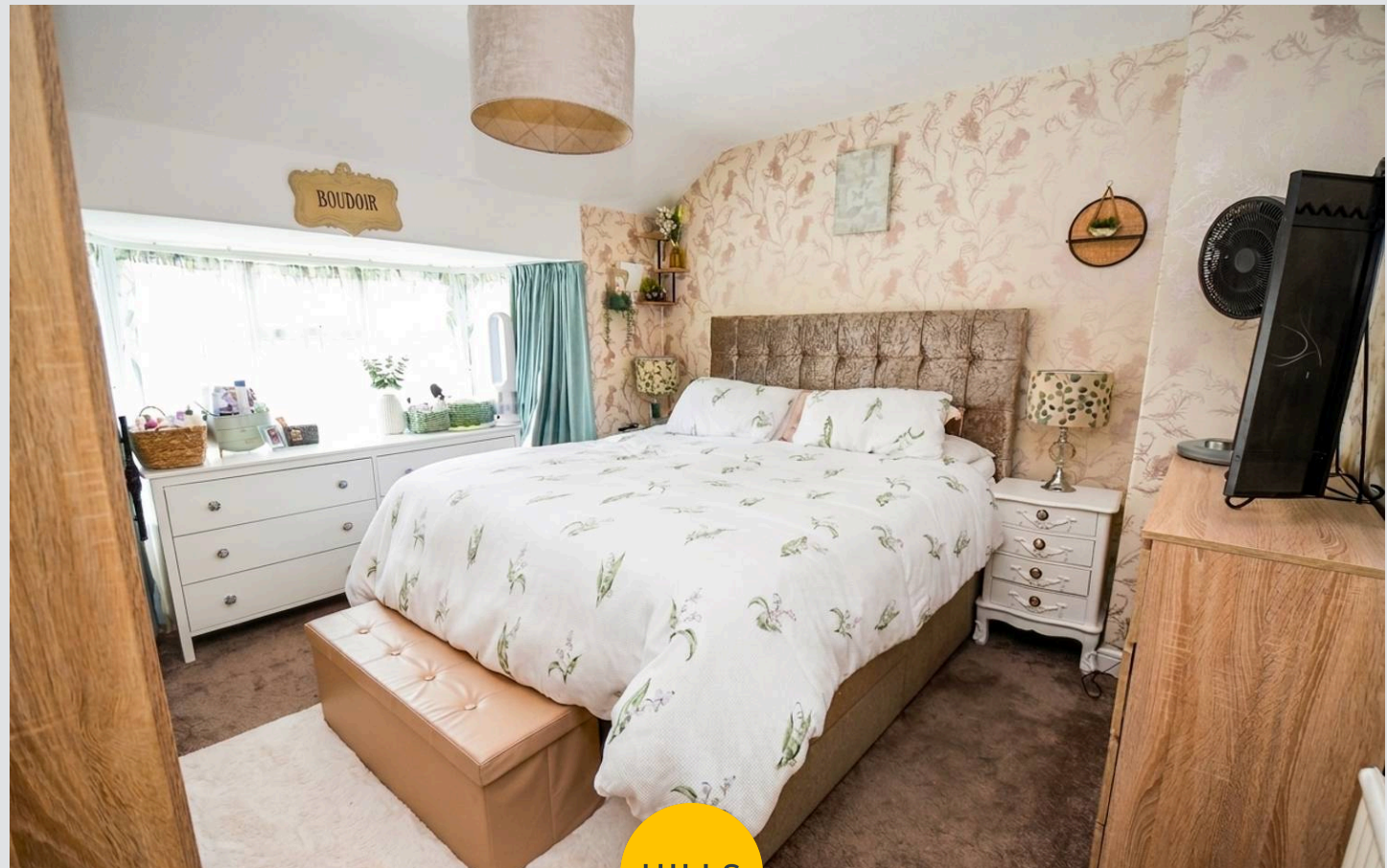
11' 11" x 10' 11" (3.63m x 3.34m)

Bedroom Three

7' 9" x 6' 8" (2.36m x 2.02m)

Bathroom

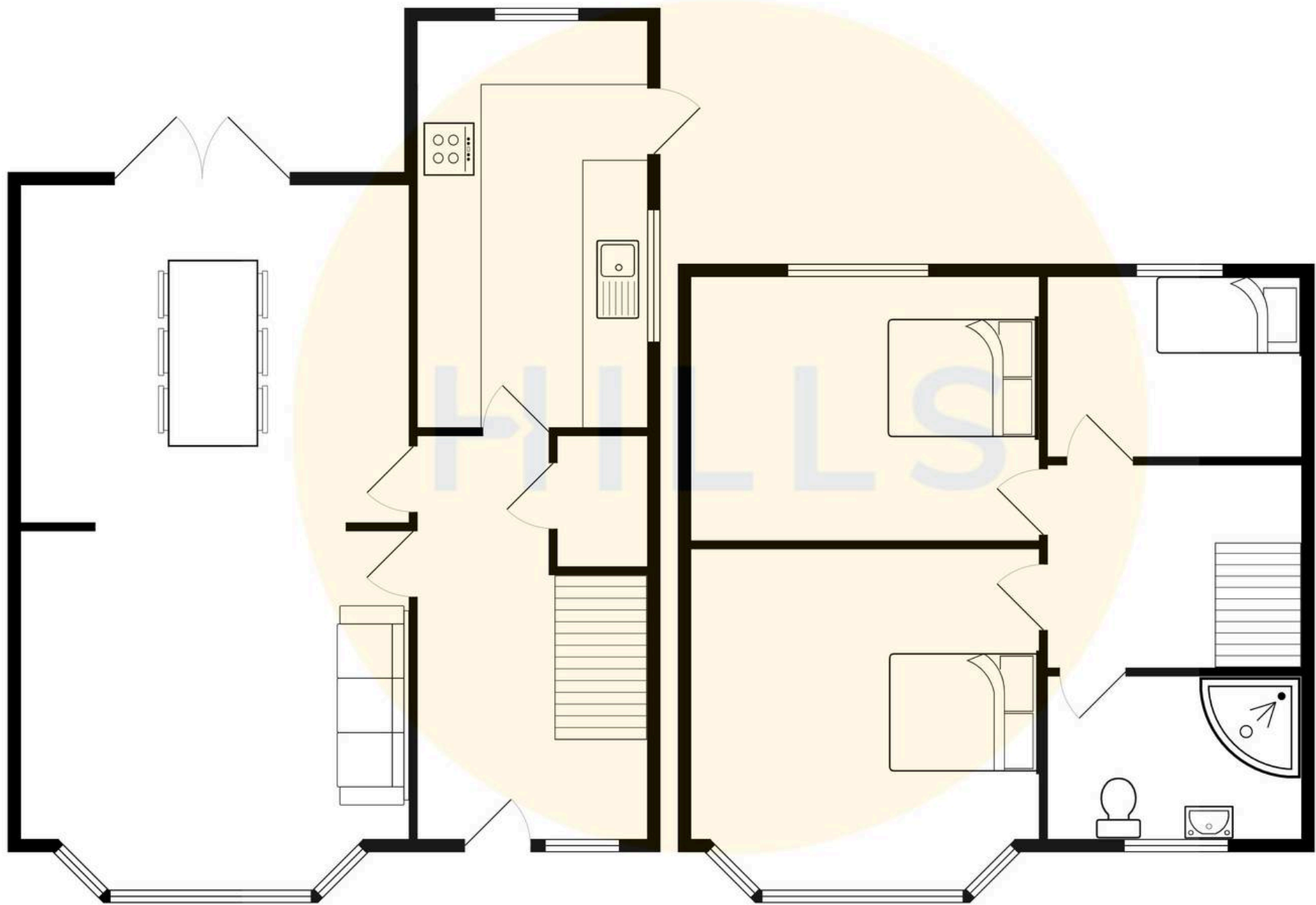
6' 8" x 6' 4" (2.02m x 1.93m)





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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.