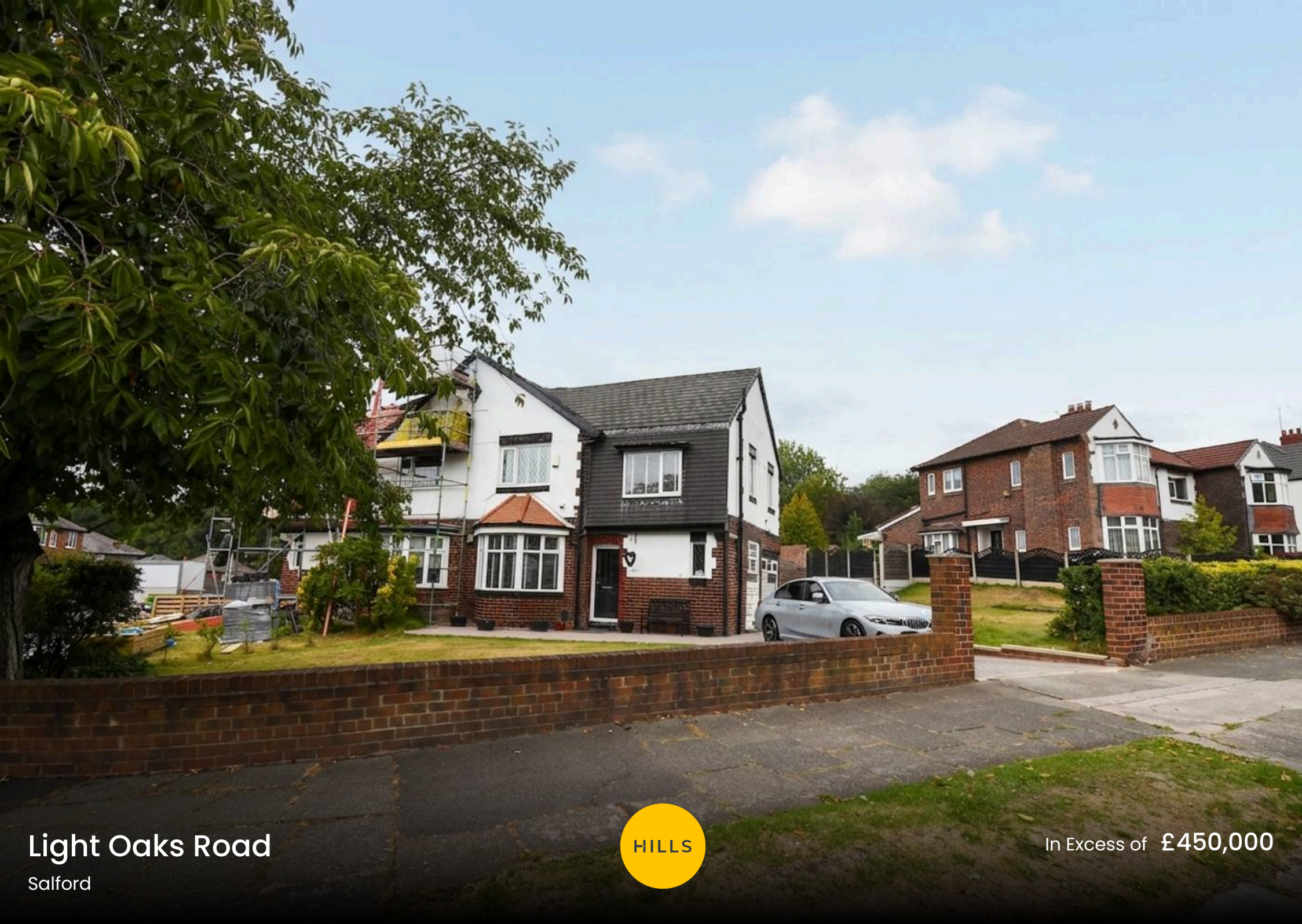




Light Oaks Road

Salford



In Excess of £450,000

Light Oaks Road

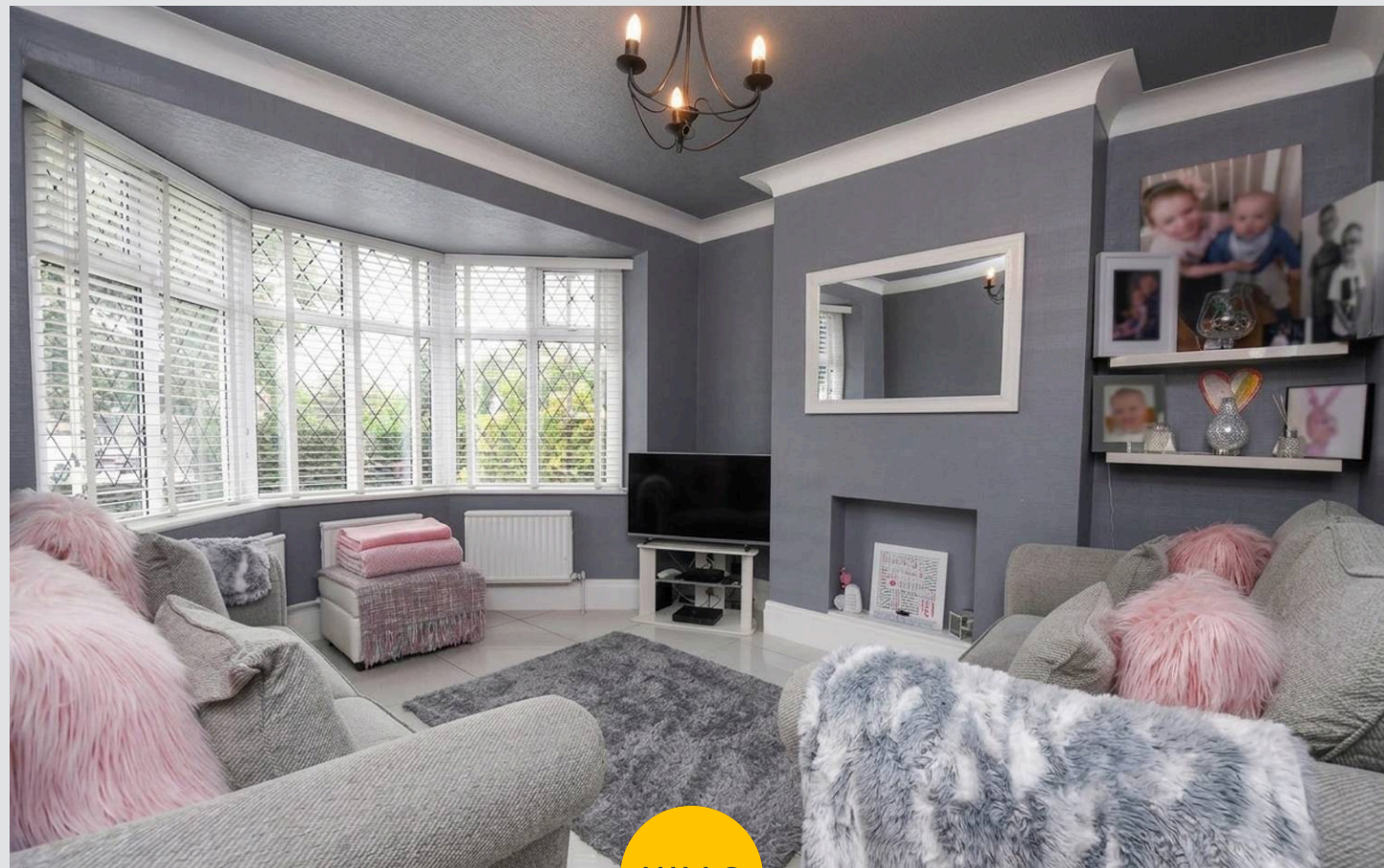
Salford

CHAIN FREE, EXTENDED Three bedroom semi-detached property, positioned on a generous plot! Located just a short walk from Light Oaks Primary School and Light Oaks Park!

Council Tax band: D

Tenure: Leasehold

- Stunning, extended three bedroom semi-detached property coming to the market CHAIN FREE!
- Located in a Popular Residential Area, Just a Short Walk from Light Oaks Primary School, Light Oaks Park and Salford Royal Hospital
- Situated on a generous plot, with gardens to the front, side and rear
- Featuring two lounges and a separate dining room
- Modern fitted kitchen, complete with a centre island with the oven, hob and breakfast bar area
- Modern two piece bathroom suite and separate W.C.
- Off-road parking and a detached garage
- Perfect family home!
- Three double bedrooms
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



Entrance Hallway

14' 5" x 9' 3" (4.39m x 2.83m)

Reception Room One

14' 3" x 11' 9" (4.34m x 3.58m)

Reception Room Two

12' 7" x 13' 1" (3.83m x 4.00m)

Dining Room

21' 2" x 9' 10" (6.45m x 2.99m)

Kitchen

17' 11" x 12' 10" (5.47m x 3.92m)

Landing**Bedroom One**

12' 5" x 13' 0" (3.79m x 3.97m)

Bedroom Two

12' 6" x 11' 1" (3.82m x 3.38m)

Bedroom Three

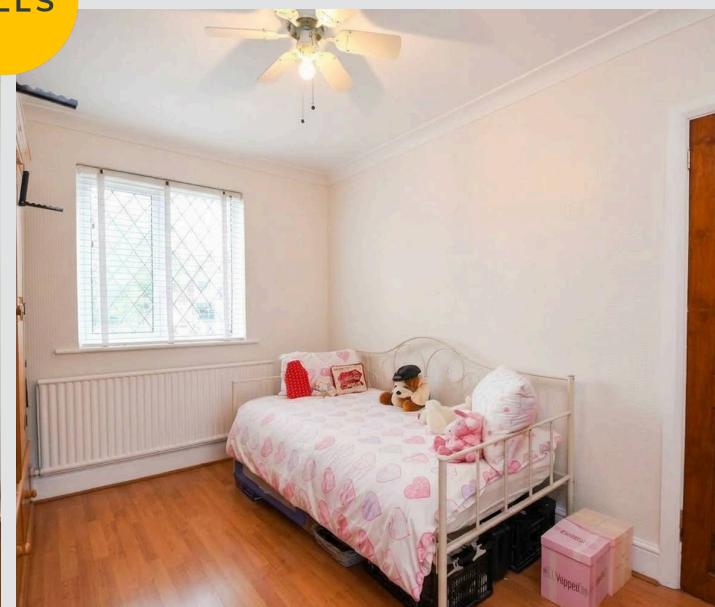
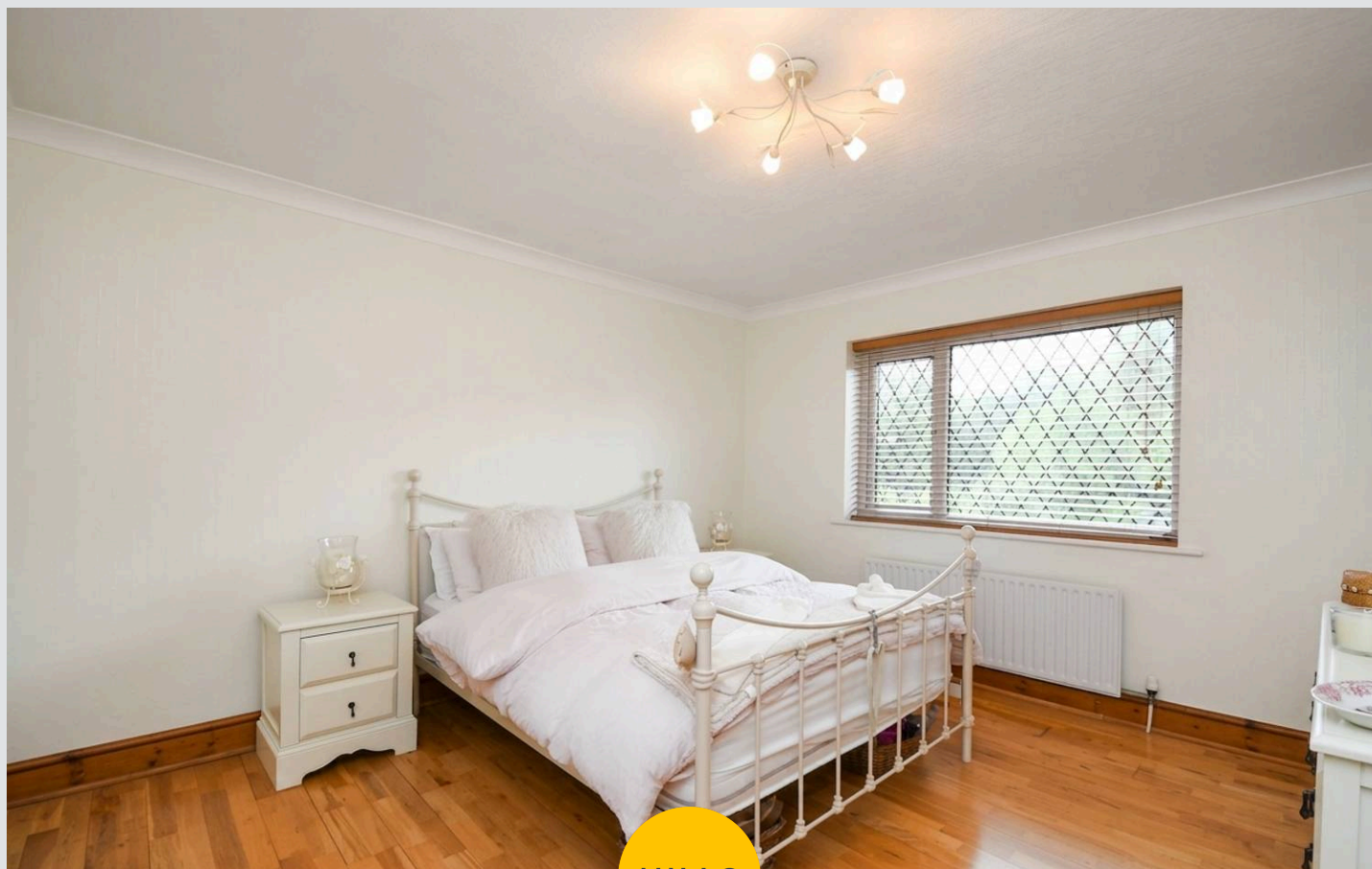
10' 6" x 12' 9" (3.21m x 3.88m)

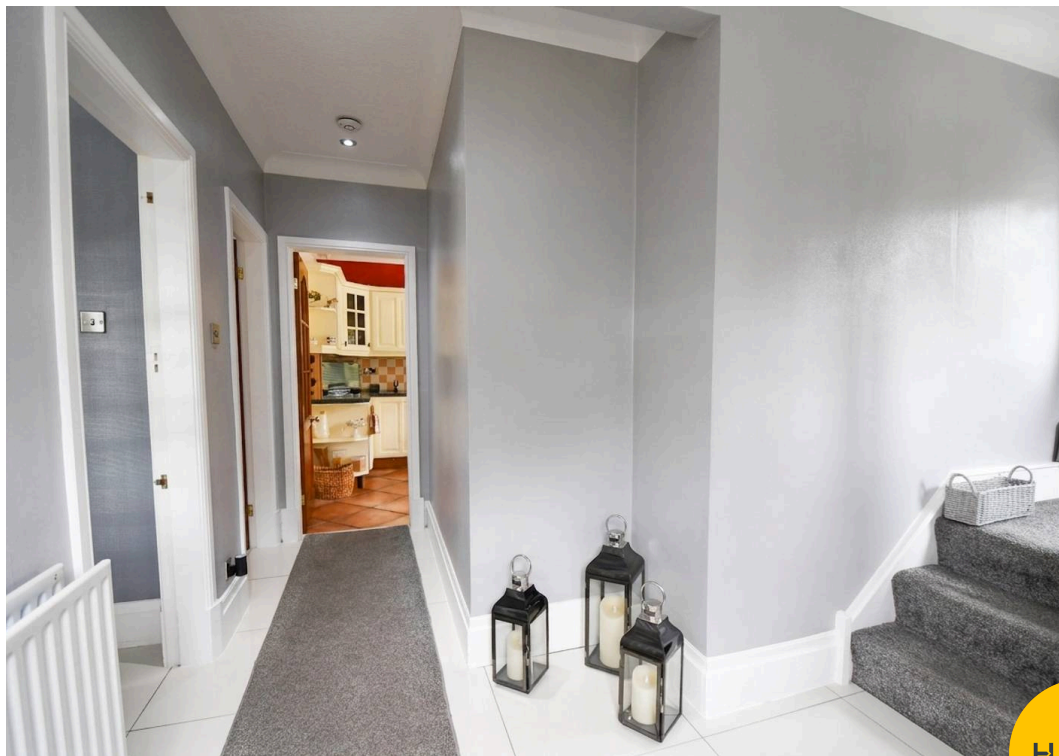
Bathroom

6' 11" x 8' 6" (2.10m x 2.59m)

W.C.

6' 7" x 2' 10" (2.01m x 0.87m)





HILLS







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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.