



Independent Estate Agents
Cardwells Est. 1982

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OAKLANDS ROAD, SALFORD, M7 3GP



- 3 bedroom semi detached house
- No upward chain involved
- Spacious accommodation
- Some updating required
- Offers excellent potential
- Within easy reach of city centre
- Good amenities & transport links
- 2 reception rooms, wet room



£210,000

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BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates
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For sale with no upward chain involved, a 3 bedroom semi detached house, requiring some updating offering excellent potential. Oaklands Road is a well established residential location in the popular Kersal area of Salford, offering a mix of traditional family homes and modern properties. The area is well suited to families, professionals and first-time buyers, benefiting from excellent transport connections to Manchester city centre and surrounding areas. There is a good range of local amenities, including supermarkets, schools, leisure facilities and healthcare services. Green open spaces such as Kersal Dale Nature Reserve and the River Irwell are nearby, providing pleasant walking routes and outdoor recreation. The location is well connected via regular bus services, with Salford Crescent and Clifton railway stations within easy reach, while the A580, M60 and M602 motorway networks provide straightforward commuter access. Manchester city centre is approximately 10–15 minutes away by car.

Please note, we understand that the property is of non traditional concrete construction and should be considered, when applying for a mortgage. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC glazed entrance porch

Hallway: uPVC double glazed window side aspect, radiator, staircase to the landing, with a built-in under stairs storage cupboard.

Lounge: 13' 3" x 12' 7" (4.04m x 3.83m) uPVC double glazed window front aspect, radiator below, feature marble fireplace with a wooden mantle surround, twin opening doors lead to,

Dining room: 10' 3" x 9' 0" (3.12m x 2.74m) uPVC double glazed window rear garden aspect, radiator below.

Kitchen: 10' 2" x 9' 8" (3.10m x 2.94m) uPVC double glazed window rear aspect, timber framed door side aspect, range of fitted wall and base units with work surfaces and tiled splashbacks stainless steel sink unit with mixer tap, space for a cooker and a washing machine space for a fridge, built in under stairs storage cupboard.

Landing: uPVC double glazed window side aspect, access to the loft doors lead to

Bedroom 1: 13' 3" x 11' 3" (4.04m x 3.43m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 10' 2" x 11' 1" (3.10m x 3.38m) uPVC double glazed window rear aspect, radiator below.

Bedroom 3: 8' 4" x 8' 4" (2.54m x 2.54m) uPVC double glazed window front aspect, radiator below,, built-in storage cupboard.

Wet room: 7' 3" x 5' 0" (2.21m x 1.52m) uPVC frosted double glazed window rear aspect, tiled walls, shower area, wash basin, radiator, extractor fan.

WC: uPVC frosted double glazed window side aspect, close coupled WC.

Outside: to the front there are metal gates which open onto a driveway, with a laid to lawn garden aside. A wooden gate give access along the side elevation to the rear garden. The majority of the garden is mostly laid to lawn and is well stocked with tree plant and floral displays. There is a concrete hard standing patio area and a useful brick built storage shed.

Viewing: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band A £17

Flood risk information: Cardwells estate agents Bolton research indicates the property is

Conservation area: Cardwells estate agents Bolton research indicates the property is not

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, Bolton can be of assistance? We offer free property valuations, which in this ever-changing market is helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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