



Margrove Road

Salford

HILLS

In Excess of £270,000

Margrove Road

Salford

TAKE A LOOK at this EXTENDED Three Bedroom Semi-Detached Family Home coming to the market CHAIN FREE! With close access to local schooling and several well-kept parks.
Council Tax band: C

Tenure: Leasehold

- Three bedroom extended semi-detached property coming to the market CHAIN FREE!
- Located Just a Short Walk from Light Oaks Primary School and Light Oaks Park
- Spacious Bay-Fronted Family Lounge And Separate Dining Room
- Spacious, extended fitted kitchen with patio doors leading to the rear garden
- Three Well-Proportioned Bedrooms
- Three piece bathroom suite and downstairs W.C.
- Low maintenance front garden and substantial rear garden complete with paving and laid-to-lawn grass
- Benefits from a detached garage for storage
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Entrance Hallway

14' 8" x 5' 11" (4.47m x 1.81m)

Reception Room One

13' 4" x 12' 8" (4.06m x 3.87m)

Reception Room Two

12' 9" x 11' 6" (3.89m x 3.50m)

Reception Room Three

9' 11" x 9' 3" (3.03m x 2.83m)

Kitchen

10' 2" x 14' 6" (3.09m x 4.42m)

Downstairs W.C.

3' 10" x 6' 7" (1.17m x 2.01m)

Landing**Bedroom One**

10' 11" x 13' 3" (3.33m x 4.03m)

Bedroom Two

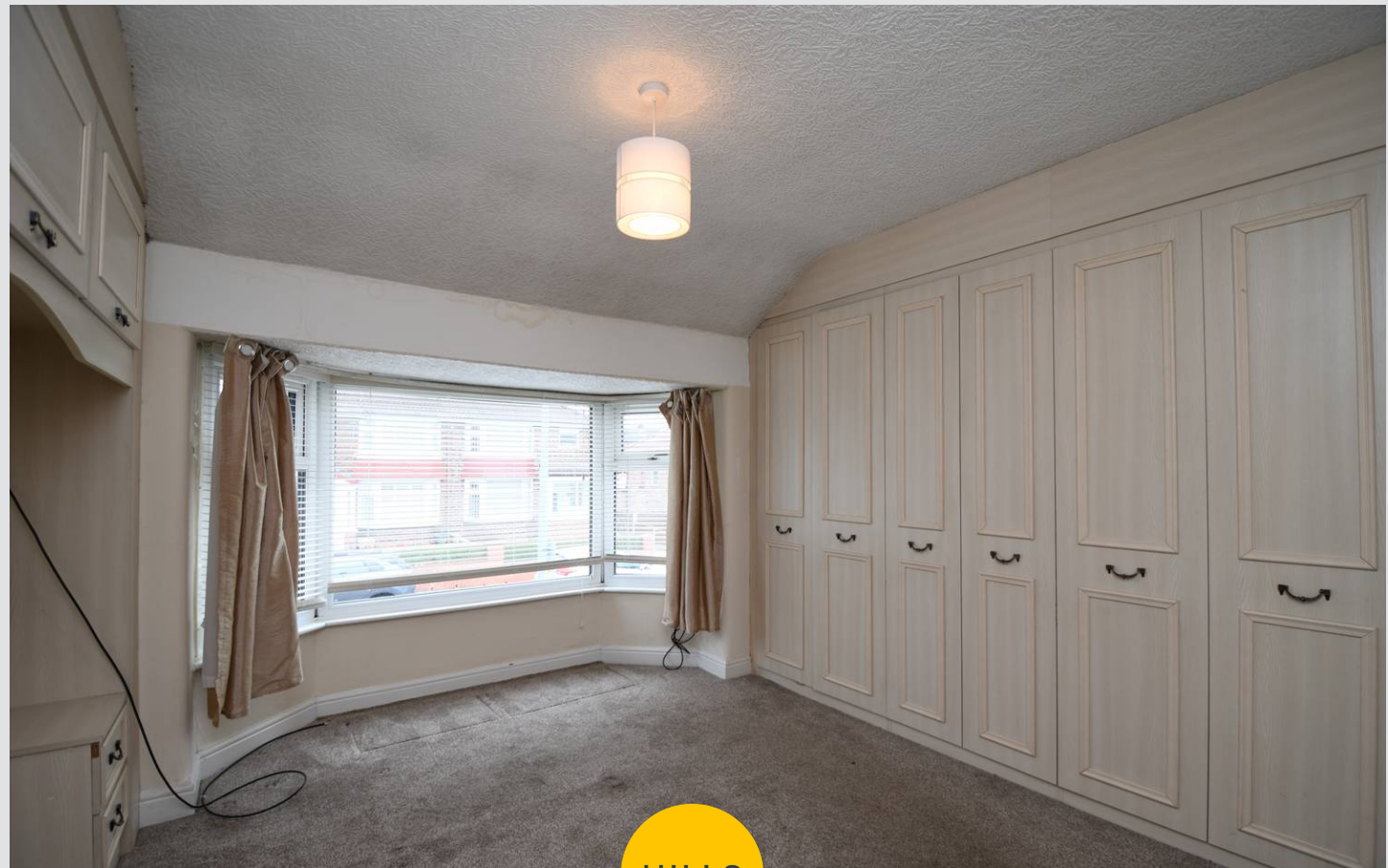
10' 10" x 11' 1" (3.31m x 3.38m)

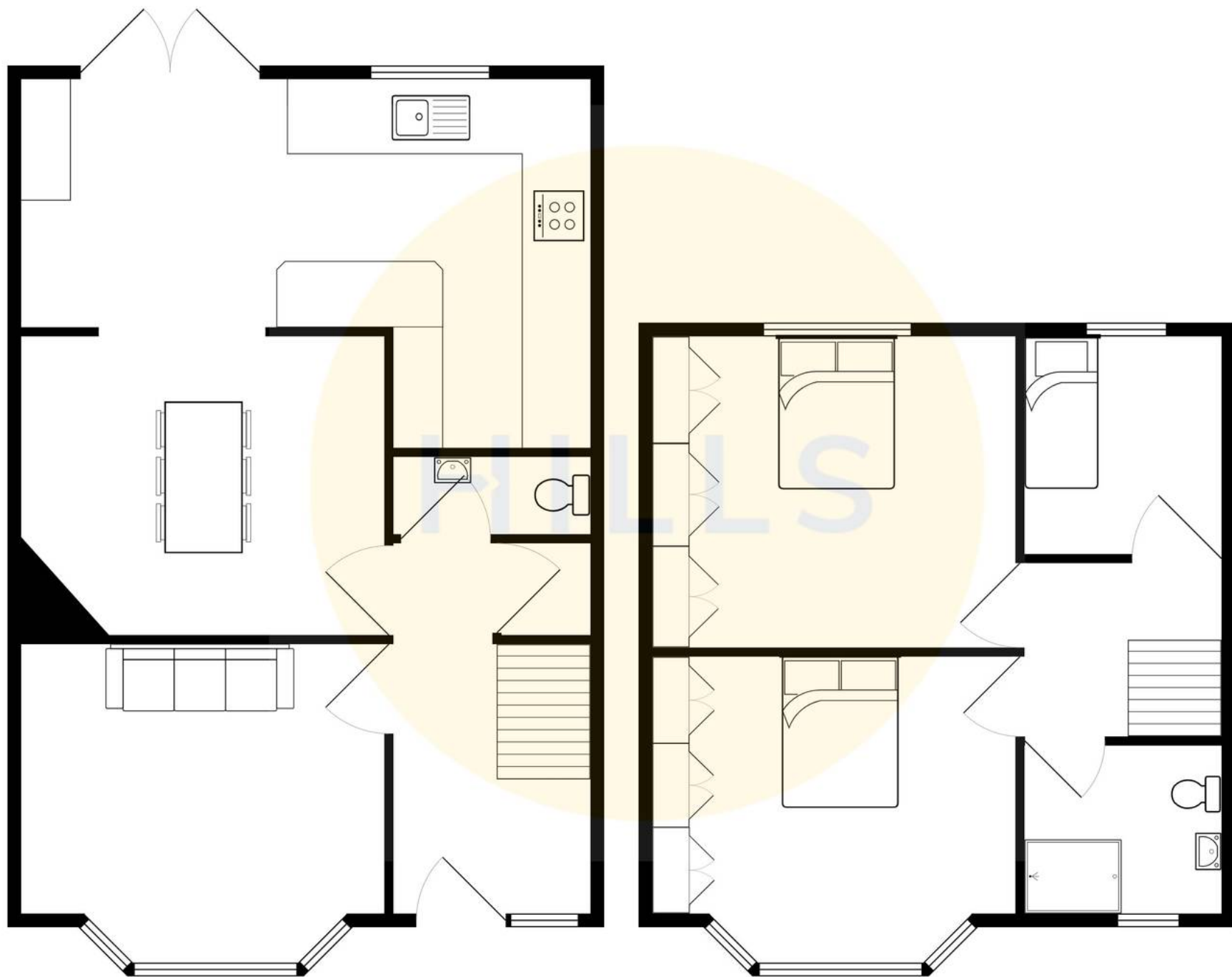
Bedroom Three

8' 7" x 6' 8" (2.62m x 2.02m)

Bathroom

7' 1" x 6' 8" (2.17m x 2.02m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.