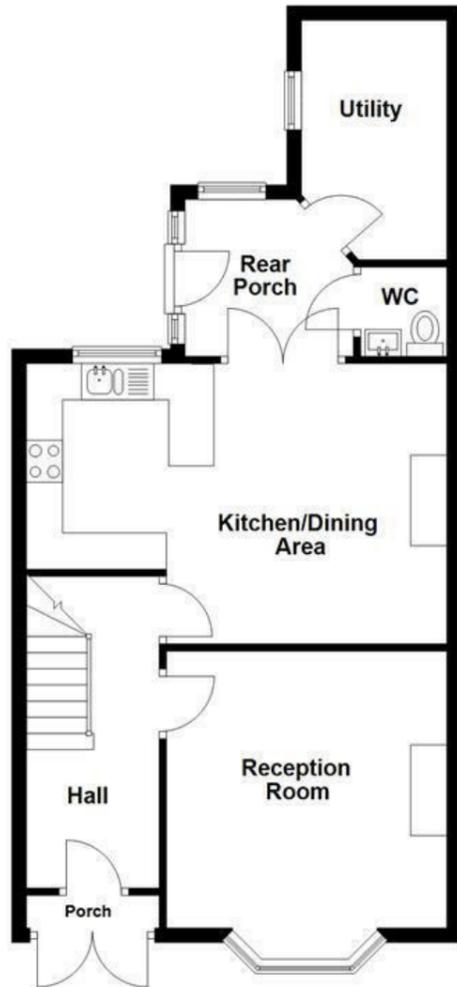


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			79

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.

Moorfield Road, Salford, M6 7QD

Offers Over £350,000

THE PERFECT FAMILY HOME

Nestled on the desirable Moorfield Road in Salford, this impressive semi-detached family home is a true gem. With its spacious rooms and open-plan kitchen diner, the property is designed for modern living while maintaining a warm and inviting atmosphere. The neutral decoration throughout allows for personal touches, making it easy for any family to feel right at home.

This residence boasts three generously sized bedrooms, providing ample space for rest and relaxation. The modern bathroom is both stylish and functional, catering to the needs of a busy family. Additionally, the ground floor extension includes a convenient utility room, enhancing the practicality of daily life.

The outdoor space is equally impressive, featuring a generously sized garden that is perfect for children to play or for hosting summer gatherings. At the rear, a fantastic summer house offers a delightful retreat for leisure or hobbies. To the front, off-road parking is a valuable asset, ensuring ease of access for you and your guests.

Moorfield Road, Salford, M6 7QD

Offers Over £350,000

 3  1  1  D

- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking
- Three Generously Sized Bedrooms
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Abundance Of Indoor and Outdoor Space
- Easy Access To major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed French doors to porch.

Porch

6' x 1'6 (1.83m x 0.46m)

Tiled floor and hardwood single glazed frosted door to hall.

Hall

13'8 x 6' (4.17m x 1.83m)

Central heating radiator, coving, picture rail, dado rail, smoke alarm, wood effect laminate flooring, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

15'2 x 12'9 (4.62m x 3.89m)

UPVC double glazed bay window, central heating radiator, coving, television point and wood effect laminate flooring.

Kitchen/Dining Area

19'9 x 12'8 (6.02m x 3.86m)

UPVC double glazed window, central heating radiator, range of cream wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven with four ring induction hob, extractor hood, space for fridge freezer, integrated dishwasher, spotlights, integrated storage, tiled floor and hard wood single glazed frosted double doors to rear porch.

Rear Porch

7'8 x 7'1 (2.34m x 2.16m)

Hard wood single glazed window, Velux window, tiled floor, doors to WC, utility room and hardwood single glazed frosted door to rear.

WC

4' x 3'10 (1.22m x 1.17m)

Dual flush WC, vanity top wash basin with mixer tap, PVC to ceiling, spotlights and tiled floor.

Utility Room

10'10 x 6'2 (3.30m x 1.88m)

UPVC double glazed window, plumbed for washing machine and dryer and wood effect laminate flooring.

First Floor

Landing

8'7 x 7'6 (2.62m x 2.29m)

Loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

15'2 x 12'9 (4.62m x 3.89m)

UPVC double glazed bay window, central heating radiator and coving.

Bedroom Two

12'10 x 10'7 (3.91m x 3.23m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

9'8 x 8'6 (2.95m x 2.59m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Shower room

7'3 x 5'10 (2.21m x 1.78m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, inset shelving, panel elevation, PVC to ceiling, spotlights, extractor fan and vinyl flooring.

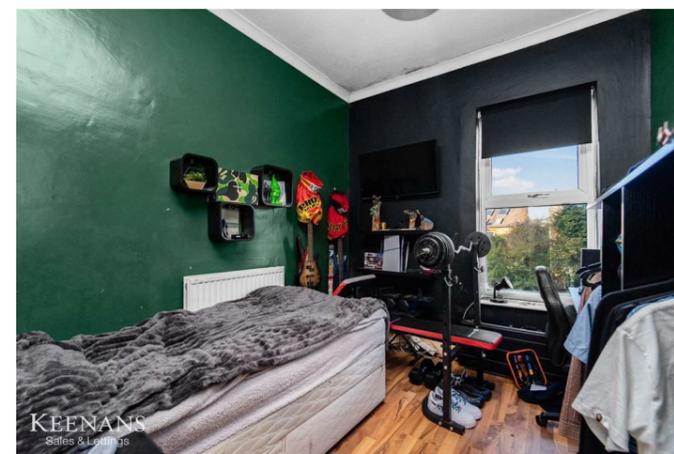
External

Rear

Enclosed garden with paving, decking and summer house.

Front

Off road parking and slate chip area.



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