

## Oakwood Drive, Salford, M6 7NQ

£260,000

Nestled on the desirable Oakwood Drive in Salford, this charming semi-detached home offers a perfect blend of comfort and modern living. As you approach the property, you will appreciate the convenience of a driveway equipped with motion lights, ensuring both safety and ease of access.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen extension at the rear, which boasts ample room for dining and family gatherings. This well-designed area is perfect for those who enjoy cooking and socialising, making it a delightful hub for everyday life.

The first floor features three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The fully fitted bathroom is modern and functional, catering to the needs of the household with ease.

Additionally, the property benefits from solar panels and an air source heat pump, contributing to energy efficiency and reducing utility costs, which is a significant advantage in today's eco-conscious world.

This home is not just a place to live; it is a sanctuary that combines practicality with style, making it an excellent choice for families or professionals seeking a comfortable lifestyle in a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.

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

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- Semi Detached Property
- EPC Rating C
- Local To Well Regarded Schools
- Perfect Family Home
- Three Bedrooms
- Council Tax Band B
- Off Road Parking
- Tenure TBC
- Close Proximity To Salford Royal Hospital
- Viewing Essential

## Ground Floor

### Entrance

Composite door leading to hallway.

### Hallway

7'6 x 9'10 (2.29m x 3.00m)

Doors leading to reception room, stairs to first floor, opening into the kitchen.

### Reception Room

10'9 x 17 (3.28m x 5.18m)

UPVC double glazed window, central heating radiator, cast iron multifuel burning stove with brick surround, slide doors into dining area.

### Dining Area

10'11 x 7'8 (3.33m x 2.34m)

Central heating radiator, aluminium double glazed sliding doors to garden, opens into kitchen.

### Kitchen

15'9 x 7'8 (4.80m x 2.34m)

UPVC double glazed window, high gloss wall and base units, laminate worktops, tiled splashback, one and a half sink with double draining board and mixer tap, gas hob, oven and microwave in a high rise unit, integrated fridge freezer, integrated dishwasher, washing machine, spotlights and electric underfloor heating.

## First Floor

### Landing

6 x 3'3 (1.83m x 0.99m)

Doors leading to bedroom one, two, three and bathroom.

### Bedroom One

10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes with plug sockets on fitted dressing table.

### Bedroom Two

10'8 x 7'7 (3.25m x 2.31m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

7'8 x 7'9 (2.34m x 2.36m)

UPVC double glazed window, central heating radiator.

## Bathroom

7'8 x 5'8 (2.34m x 1.73m)

Central heated towel rail, dual flush WC, vanity top wash basin with waterfall tap, panel bath with mixer tap, direct feed shower, tiled elevations, spotlights, tiled effect flooring and electric underfloor heating.

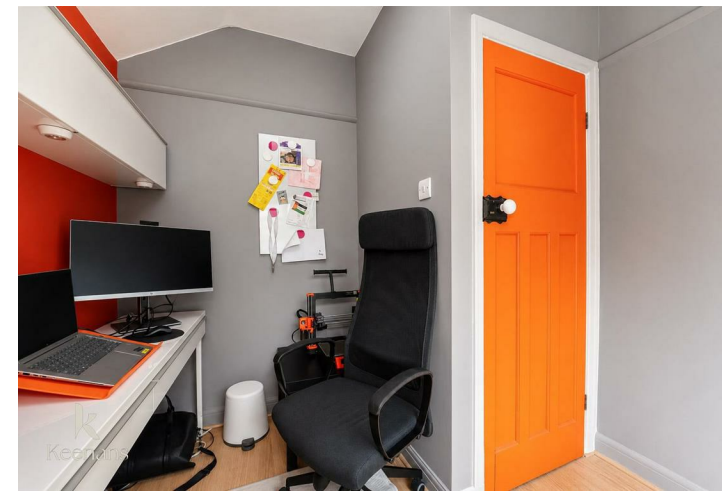
## External

### Front

Driveway for single car with motion sensor lights, small laid to lawn grass area.

### Rear

Paved patio area leading to laid to lawn grass, access to front garden and driveway through gated fence.



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