



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Light Oaks Road, Salford, M6 8WL

### Offers Over £475,000

Nestled on the charming Light Oaks Road in Salford, this exceptional semi-detached house presents a wonderful opportunity for growing families seeking a spacious and bright home. Boasting three well-proportioned bedrooms, this property offers ample room for relaxation and personal space.

As you enter, you are greeted by two generous reception rooms that provide a perfect setting for family gatherings or entertaining guests. The large windows allow natural light to flood in, creating a warm and inviting atmosphere throughout the home. The layout is thoughtfully designed to ensure comfort and functionality, making it an ideal choice for modern family living.

One of the standout features of this property is the wraparound garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garden is a true extension of the home, providing a serene environment for relaxation and outdoor activities.

The property also includes a well-appointed bathroom, ensuring convenience for the entire family. With its excellent location, this home is well-connected to local amenities, schools, and parks, making it a perfect choice for those looking to settle in a vibrant community.

In summary, this large and bright semi-detached house on Light Oaks Road is a fantastic opportunity for families seeking space, comfort, and a lovely garden. Do not miss the chance to make this exceptional property your new home.

# Light Oaks Road, Salford, M6 8WL

Offers Over £475,000

 3  1  3  D

- Detached Property
- Two Reception Rooms & Dining Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Two Piece Bathroom & Separate WC
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

## Ground Floor

### Entrance Hallway

13'9" x 9'2" (4.19m x 2.79m)

Composite double glazed front entrance door, central heating radiator, spotlights, tiled flooring, stairs to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

13'6" x 11'6" (4.11m x 3.51m)

UPVC double glazed bay window, three central heating radiators, television point, coving and tiled flooring.

### Reception Room Two

13' x 11' (3.96m x 3.35m)

Central heating radiator, decorative wooden mantel, two feature wall lights and open archway to the dining room.

### Dining Room

20'11" x 9'6" (6.38m x 2.90m)

UPVC double glazed window, two central heating radiators, feature wall light, door to the kitchen and double glazed sliding doors to the rear.

### Kitchen

17' x 12' (5.18m x 3.66m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces, stainless steel sink with mixer tap, oven with five ring gas hob, integrated fridge freezer, plumbing for washing machine, spotlights, tiled flooring and barn door to the side elevation.

## First Floor

### Landing

UPVC double glazed window and doors to three bedrooms, bathroom and WC.

### Bedroom One

12'11" x 11'11" (3.94m x 3.63m)

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

### Bedroom Two

11'11" x 10'5" (3.63m x 3.18m)

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

## Bedroom Three

12'1" x 8'10" (3.68m x 2.69m)

UPVC double glazed window and central heating radiator.

## Bathroom

8'5" x 6'5" (2.57m x 1.96m)

UPVC double glazed frosted window, heated towel rail, corner bath with direct feed shower overhead, pedestal wash basin, tiled elevations, spotlights and tiled flooring.

## WC

5' x 2'11" (1.52m x 0.89m)

UPVC double glazed window, WC, tiled elevations and tiled flooring.

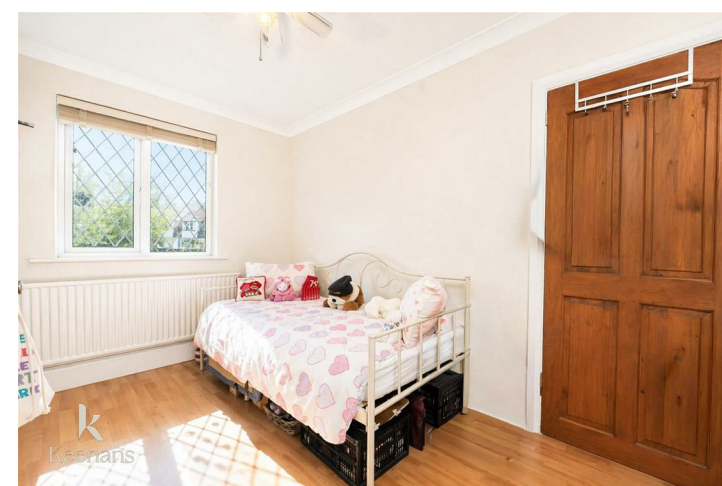
## External

### Front

Laid to lawn garden with paved driveway providing off road parking for numerous vehicles.

### Rear

Multilevel paved and artificial lawn garden.



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