

## Light Oaks Road, Salford, M6 8NQ



**Price guide £245,000**



FANTASTIC CORNER PLOT\* DETACHED FAMILY HOME\* GARDENS DRIVEWAY AND DOUBLE DETACHED GARAGE\* Barlow White are delighted to offer for sale this fabulous property in the sought after area of Salford 6, close to local primary and secondary schools, local parks and within close proximity of Salford Royal Hospital and Media City. Featuring an impressive and grand L shaped lounge with french doors leading to the conservatory overlooking the rear patio area and gardens. There is a modern fully fitted kitchen / diner. On the first floor there are three bedrooms, a bathroom and separate WC. Situated on a corner plot the property benefits from front, side and rear gardens as well as a double detached garage and ample gated parking. With gas central heating, alarm and UPVC double-glazing. Please call Barlow White on 01617880909 to arrange a viewing or for more information.

### Hallway

A large hallway including power points, telephone connection, radiator, alarm and under stairs storage. With a side facing window, carpeted floors and a spindled banister.

### Living Room

**27'7 x 15'2 (8.41m x 4.62m)**



An L shaped living area including power points, TV connection, telephone connection, radiator, and a gas fire with a cream marble mantle and hearth imported from Italy. Including front, side and rear facing windows, carpeted floors, and patio doors leading to the conservatory.

### Breakfast Room

**9'11 x 8'0 (3.02m x 2.44m)**



With power points, a radiator, laminated floors, a side facing window and arch leading into the kitchen.

### Kitchen

**7'11 x 9'3 (2.41m x 2.82m)**

With floor standing and wall mounted white cabinets, and black work surface, a stainless steel sink and drainer, side and rear facing windows, and a side external door. With integrated appliances including a gas oven and electric hob, dishwasher, washing machine and refrigerator. Fully tiled floor and part tiled walls.

### Bathroom

**6'10 x 6'10 (2.08m x 2.08m)**



Consisting of a bath, pedestal sink and shower over the bath, fully tiled with a radiator, spotlights and a rear facing window. The bathroom is fully tiled and has a separate w/c.

**W/C**  
**5'11 x 3'0 (1.80m x 0.91m)**



Fully tiled with a rear facing window.

**Conservatory**  
**9'10 x 15'3 (3.00m x 4.65m)**



With a radiator and fully tiled floors.

**Bedroom One**  
**13'2 x 12'9 (4.01m x 3.89m)**



A double aspect room with fitted wardrobes, carpeted floors, power points, TV connection and a radiator.

**Bedroom Two**  
**13'2 x 10'3 (4.01m x 3.12m)**



With fitted wardrobes, a side aspect window, power points, TV connection, a radiator and carpeted floors.

**Bedroom Three**  
**10'3 x 7'10 (3.12m x 2.39m)**



With fitted wardrobes, rear aspect window, carpeted floors, power points and radiator.

**External Area**



With front, side and rear gardens, a double garage and ample parking space.





1ST FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(50.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1009 SQ.FT.  
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1548 SQ.FT. (143.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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