

## Ashbourne Road, Salford, M6 7GL



**Asking price £220,000**

EXCEPTIONAL MODERN DETACHED FAMILY HOME OVERLOOKING BEAUTIFUL LIGHT OAKS PARK in a sought after location just off Claremont Road M6. Featuring an airy bright entrance hallway with DOWNSTAIRS WC, a SPACIOUS BAY FRONTED LOUNGE and a LARGE KITCHEN/DINER FAMILY ROOM with french doors to the rear garden and SEPARATED UTILITY ROOM. Upstairs there are 3 BEDROOMS and a 4 PIECE BATHROOM SUITE including FREESTANDING CORNER SHOWER. Externally there is a DRIVEWAY to the front and FULLY ENCLOSED REAR DECKED and PAVED PRIVATE GARDEN with RAISED BORDERS. This property has been STYLISHLY REFURBISHED and DESIGNED to the HIGHEST QUALITY and will make a fabulous family home. Viewing is essential to truly appreciate this ELEGANT PROPERTY. NO CHAIN. Please call Barlow White on 01617880909 to arrange viewings or for more information.

**Entrance Hallway**

An enclosed porch leads through to the entrance hallway with power points, a radiator, window to front aspect and under-stairs storage. There is also an under-stairs WC with wash basin.

**Front Reception**

**15'2" x 12'6" (4.62 x 3.81)**



Bay window to front aspect, carpeted floor, Wall mounted electric fire, Radiator, Power points & TV point.

**Kitchen/Diner**

**19'2" x 12'8" (5.84 x 3.86)**



This newly fitted kitchen comprises of modern,

high gloss units with solid Beech work surfaces and complimentary tiles. The floor is also fully tiled and to the rear aspect are a set of French doors leading to the garden. The units also house the integrated fridge & freezer.

**Utility Room**

**9'5" x 5'2" (2.87 x 1.57)**



Units & work surfaces identical to the kitchen, Tiled floor, Window to side aspect, Brand new combination boiler, Power points, Appliance space for washing machine & dishwasher.

**Bathroom**

**7'3" x 6'1" (2.21 x 1.85)**



White suite with chrome fixtures & fittings comprising of a bath, freestanding shower cubicle, sink pedestal & toilet. Window to front aspect, Tiled walls and floor, Expelair.



**Bedroom One**  
**15'2" x 12'6" (4.62 x 3.81)**



Bay window to front aspect overlooking Lightoaks Park, Carpeted floor, Radiator, Power points.

**Bedroom Two**  
**13'0" x 9'7" (3.96 x 2.92)**

Window to rear aspect, Carpeted floor, Radiator, Power points & TV point.

**Bedroom Three**  
**9'3" x 9'1" (2.82 x 2.77)**

Window to rear aspect, Carpeted floor, Radiator, Power points & TV point.

**Externally**



Driveway to front of property. Rear paved and decked private garden.

**Refurbishment:**

2 years ago the property was refurbished -

New roof

New electric system.

New plumbing & central heating system.

New uPVC windows & doors.

New plastering throughout.

New kitchen & bathrooms.

Landscaped gardens to front & rear.

