



18 Hayfield Road, Salford

Salford



In Excess of £295,000

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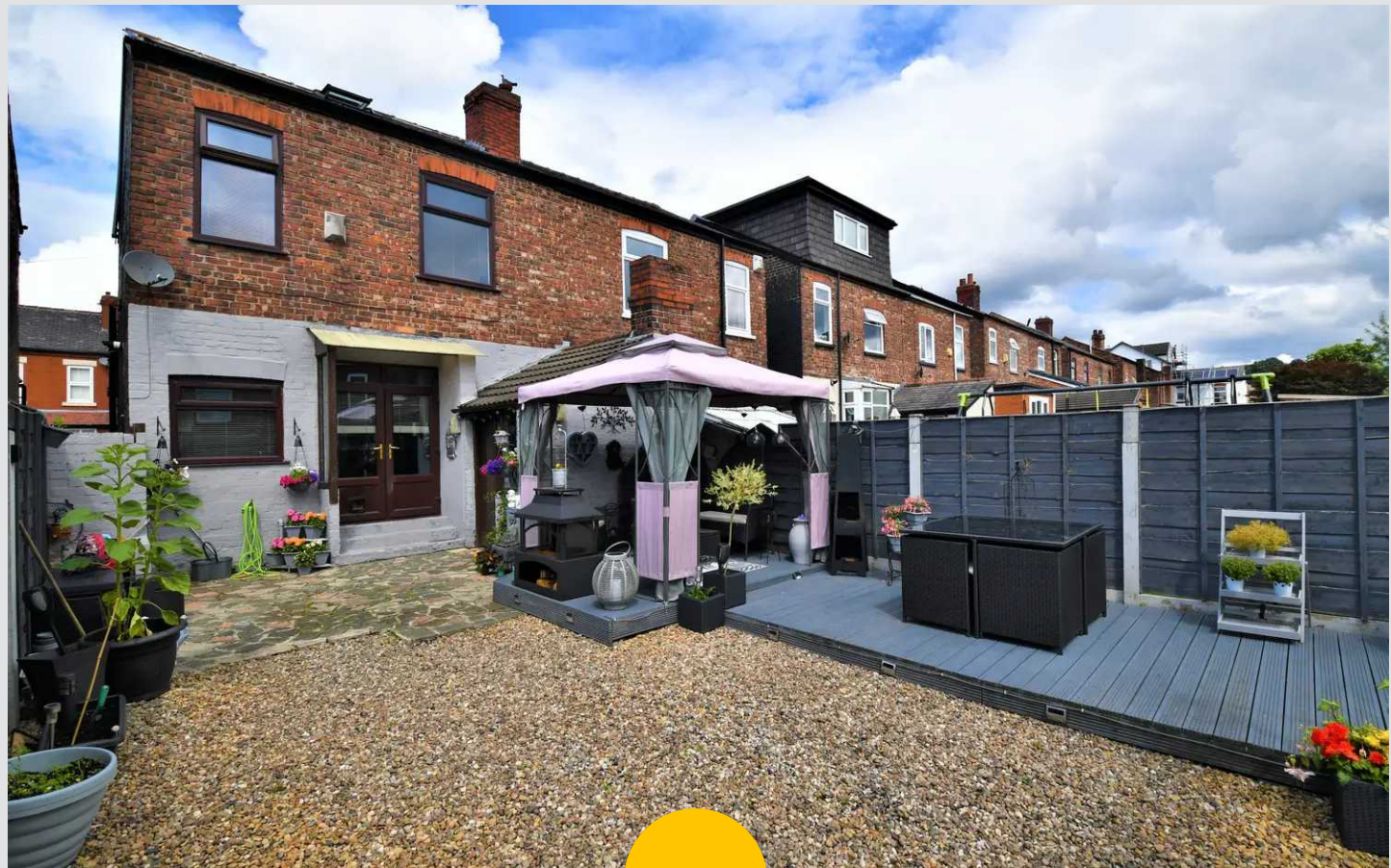
Salford, Salford

*****BENEFITS FROM A LOFT ROOM***** This THREE BEDROOM SEMI-DETACHED FAMILY HOME is located in a popular family area within walking distance of Light Oaks primary school and Salford Royal Hospital. Well-presented throughout, offering an abundance of space and benefiting from a DRIVEWAY for off-road parking, this property is NOT TO BE MISSED!

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Benefitting from a Loft Room which is Currently Used as an Additional Bedroom
- Bay-Fronted Lounge and a Large, Modern Fitted Kitchen Diner
- Three Double Bedrooms and a Contemporary Three-Piece Shower Room
- Driveway for Off-Road Parking to the Front
- Generous Garden to the Rear with Paved, Stoned and Decked Areas that Benefit from the Sun
- Benefits from a Brick-Built Store Room to the Rear
- Perfect Family Location Close to Good Local Schooling and Several Well-Kept Parks
- Close to Excellent Transport Links Throughout Manchester
- Within Walking Distance of Salford Royal Hospital, Early Viewing is Essential!



HILLS



Hallway

Ceiling light point, two wall mounted radiators and entrances to the lounge and kitchen diner.

Lounge

12' 5" x 11' 5" (3.79m x 3.49m)

Ceiling light point, double glazed bay window, wall mounted radiator, fireplace and power points.

Kitchen Diner

17' 11" x 12' 4" (5.45m x 3.76m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for a range cooker, washer and fridge freezer. Ceiling light point, double glazed window, and power points.

Landing

Ceiling light point and double glazed window.

Bedroom One

12' 4" x 11' 5" (3.77m x 3.49m)

Ceiling light point, double glazed bay window, wall mounted radiator and power points.

Bedroom Two

12' 6" x 9' 10" (3.81m x 2.99m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

9' 5" x 8' 0" (2.88m x 2.45m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Shower Room

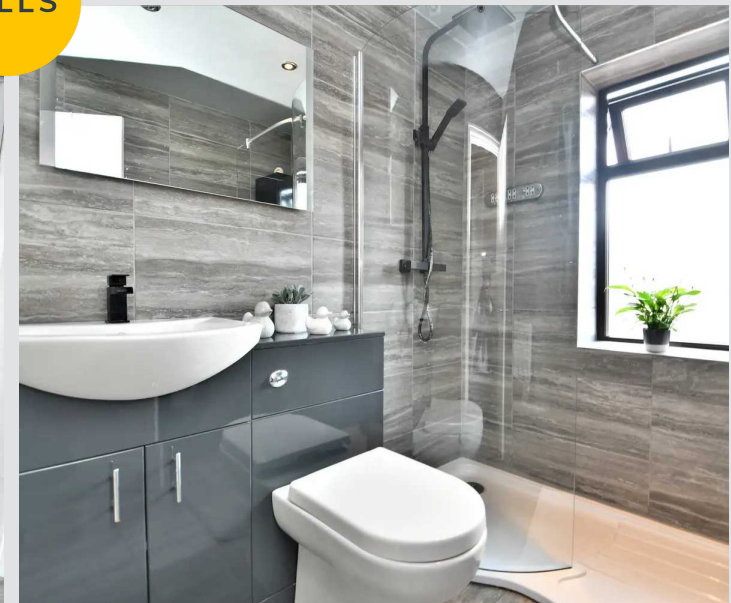
6' 5" x 5' 11" (1.95m x 1.80m)

Fitted with a three piece suite including a hand wash basin, WC and shower, ceiling spot lights, double glazed window and tiled floor and walls.

Loft Room

17' 8" x 12' 5" (5.39m x 3.78m)

Ceiling spotlights and Velux window.



Loft Room

17' 8" x 12' 5" (5.39m x 3.78m)

Ceiling spotlights and Velux window.

Outhouse

8' 8" x 6' 1" (2.63m x 1.86m)

Access from the garden with space for storage.

Externally

Driveway to the front for off road parking with a well presented garden to the rear with stoned and paved areas



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