



Hayfield Road, Salford

Salford



£220,000

63 Hayfield Road

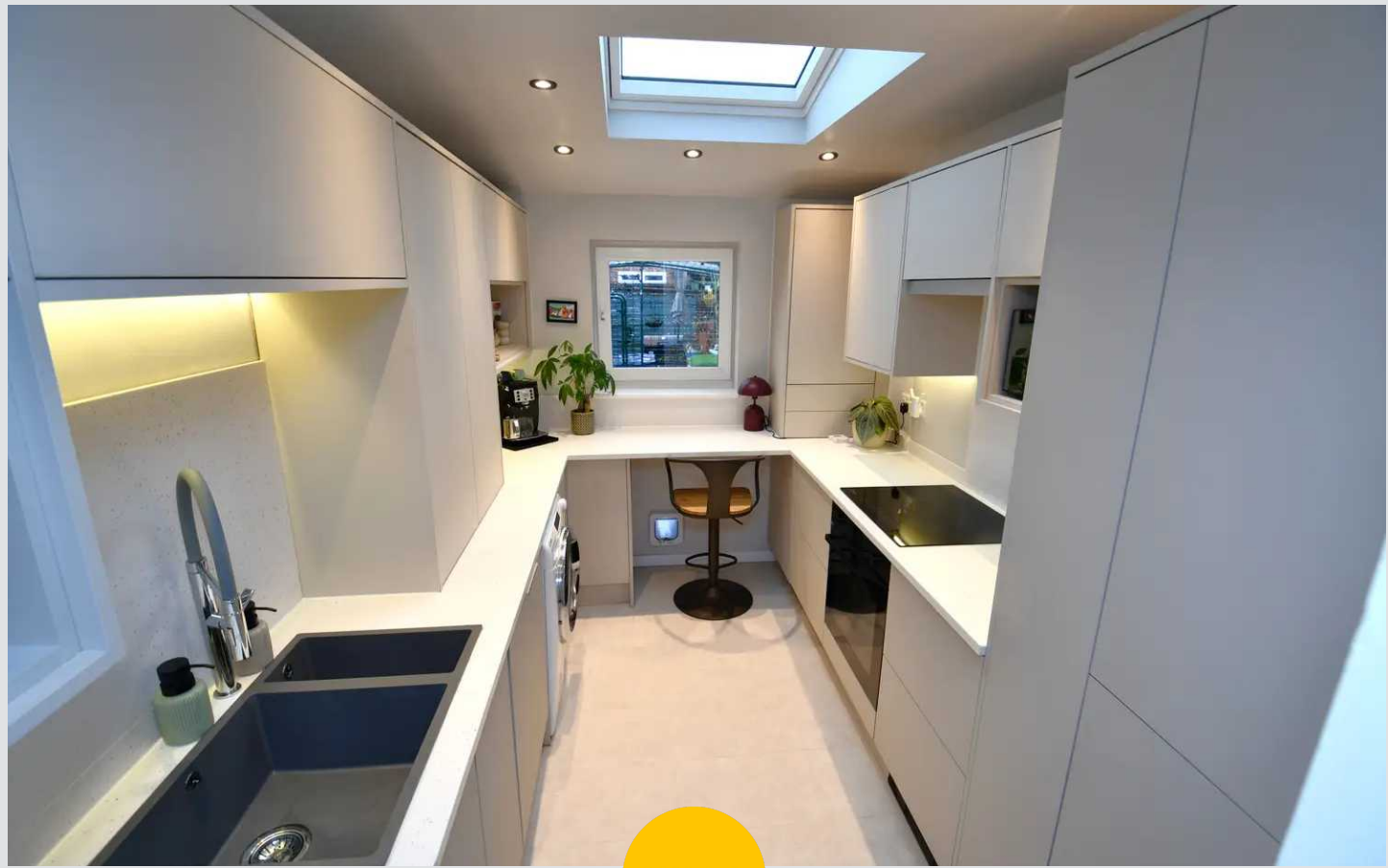
Salford, Salford

Are you looking for a property you can pack your bags and move into? Well LOOK NO FURTHER! This IMMACULATE TWO BEDROOM property is tastefully decorated throughout to a high standard, and boasts a LOFT ROOM that is currently used as an office.

Council Tax band: B

Tenure: Freehold

- Stylish Two Bedroom Terraced Property, Complete with a Loft Room that is Currently Used as an Office
- Tastefully Decorated Throughout to a High Standard, a Credit to its Current Owners
- Conducted a Series of Work Throughout, Including a New Kitchen with Velux Window, Redecorating Throughout, Damp Proof Course in 2021 and Updating the Bathroom
- Chic Bay-Fronted Lounge and a Spacious Dining Room
- Two Spacious Double Bedrooms
- Contemporary Fitted Kitchen with Integrated Appliances and a Skylight, Letting Plenty of Natural Light In
- Benefits from a Modern Three-Piece Family Bathroom, and a Sun Room that has Previously Been Uses as an Office
- Generous Garden to the Rear with Decking, Along with a Low-Maintenance Courtyard Garden to the Front
- Perfect First Time Home or Investment, Within Walking Distance of Salford Royal Hospital, Close to Well-Kept Parks and Local Schooling
- Viewing is Highly Recommended to Appreciate the Quality of Workmanship in this Property!



Entrance Hallway

Ceiling light point, wall mounted radiator and tiled floor.

Lounge

Dimensions: 13' 11" x 10' 11" (4.243m x 3.323m). Double glazed window to the front, coving to the ceiling, ceiling light point and a wall mounted radiator. Sliding doors open into the dining room. Fitted with wooden flooring.

Kitchen

Dimensions: 11' 1" x 7' 9" (3.374m x 2.361m). Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integral fridge freezer, oven and dishwasher. Thermostat controlled plinth heater. Matching maia acrylic resin upstands and splashbacks. Double glazed window, skylight, inset light points, under cabinet lighting and cushioned tiled flooring. The kitchen roof has recently been replaced a year ago. Boiler.

Dining Room

Dimensions: 14' 2" x 13' 11" (4.329m x 4.244m). A welcoming dining room complete with a ceiling light point, wall mounted radiator and laminate wood effect flooring. Access to under stair storage. Double glazed patio doors into the office space

Office

Dimensions: 9' 10" x 4' 7" (2.997m x 1.395m). Two wall mounted lights and double glazed patio doors opening onto the rear garden.

Landing

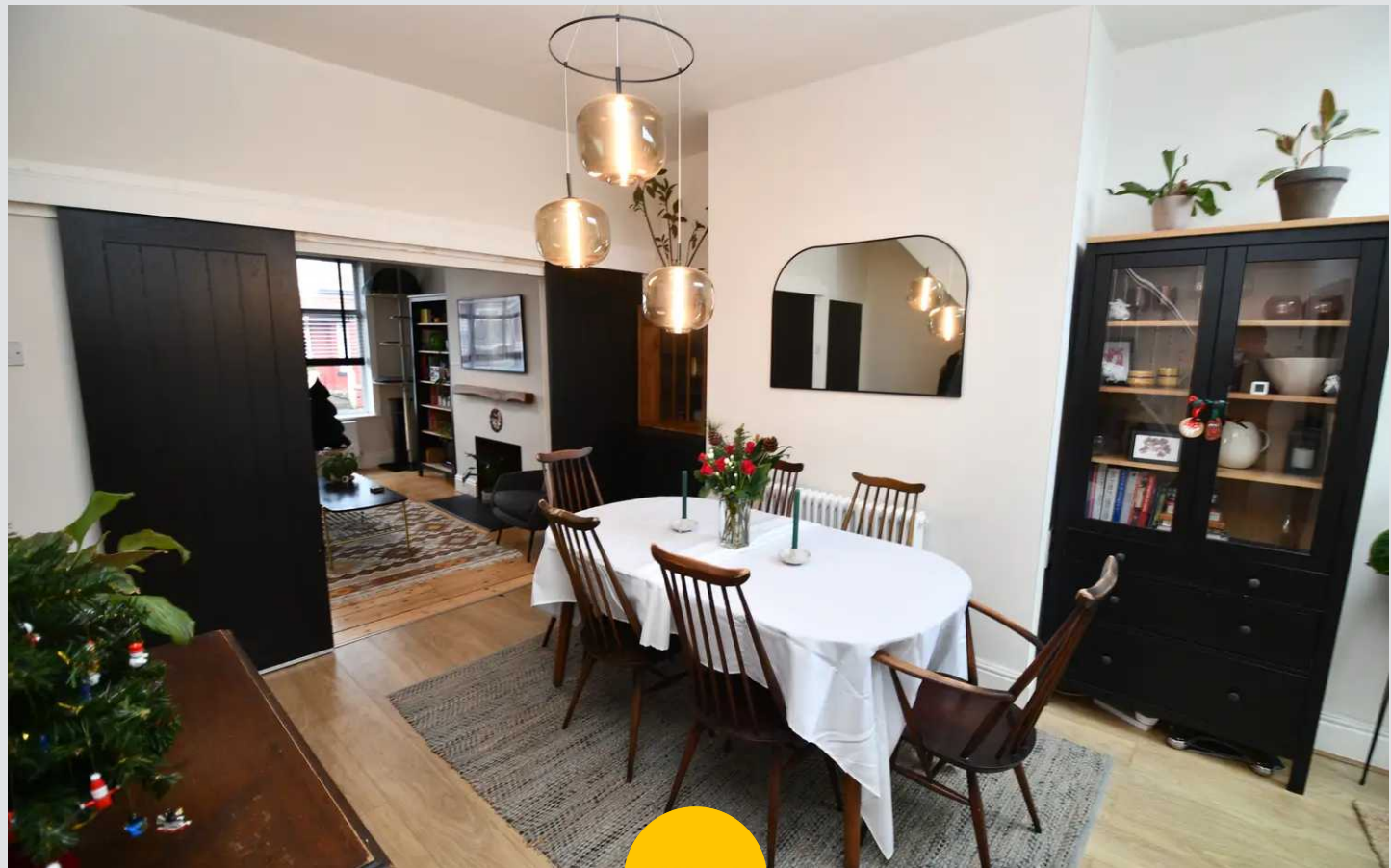
Ceiling light point and access to all rooms and the loft room.

Bedroom One

Dimensions: 14' 3" x 11' 0" (4.336m x 3.359m). Two double glazed windows to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

Dimensions: 12' 7" x 8' 5" (3.827m x 2.559m). Ceiling light point, double glazed window to the rear and a wall



Bathroom

Dimensions: 6' 3" x 5' 6" (1.901m x 1.671m). Fitted with a three piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Double glazed window to the rear, inset lighting, part tiled walls and cushioned tiled flooring. Wall mounted radiator.

Loft Room

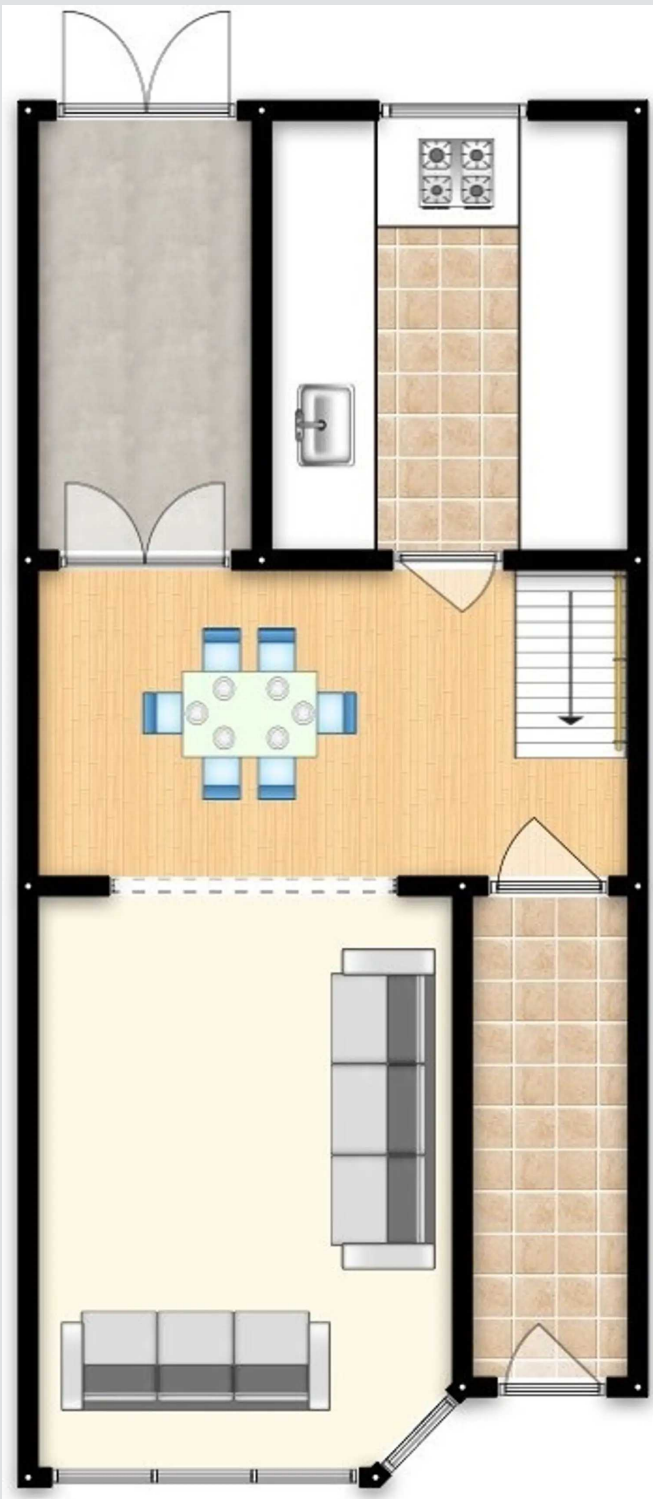
Dimensions: 12' 3" max into eaves x 13' 8" max into eaves (3.726m x 4.158m). Double glazed roof window, two strip lights.

Externally

Dimensions: 29' 6" (9mtr). To the front of the property is a low maintenance garden set behind a low lying brick built wall. To the rear the property has a low maintenance garden complete with decking area all surrounded by wood panel fencing and a gate to the rear. The rear benefits from the sun into the afternoons.









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