



Lancaster Road

Salford



£240,000

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*****POPULAR RESIDENTIAL AREA***** Presenting this charming three bedroom semi-detached family home -featuring a new driveway and a detached garage to the front and side that was installed in 2023, along with beautiful views over Duncan Matheson playing fields to the rear!

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home Located in a Popular Residential Area
- Backing Onto Duncan Matheson Playing Fields
- Bay-Fronted Lounge Diner and a Conservatory
- Fitted Kitchen and a Three-Piece Family Bathroom
- Driveway and a Detached Garage Installed in 2023, Providing Plenty of Off-Road Parking
- New Roof Installed in 2020 and the Rear of the Property has Been Re-Rendered in 2023
- Well-Presented Garden to the Rear with Laid-to-Lawn Grass and Paving
- Within Walking Distance of Salford Royal Hospital, Oakwood Park and Light Oaks Primary School
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge / Diner

17' 7" x 10' 11" (5.36m x 3.34m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Conservatory

9' 7" x 8' 3" (2.91m x 2.51m)

Complete with laminate flooring.

Kitchen

7' 9" x 7' 9" (2.36m x 2.35m)

Featuring fitted units with integral hob and oven. Complete with ceiling spotlights, double glazed window and laminate flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

10' 10" x 9' 5" (3.29m x 2.87m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

8' 0" x 10' 11" (2.43m x 3.33m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

7' 11" x 7' 9" (2.41m x 2.35m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



HILLS



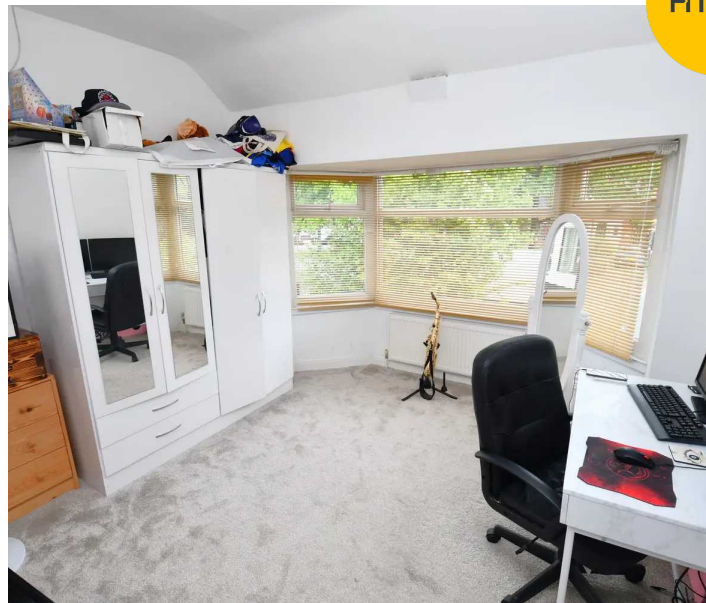
Bathroom

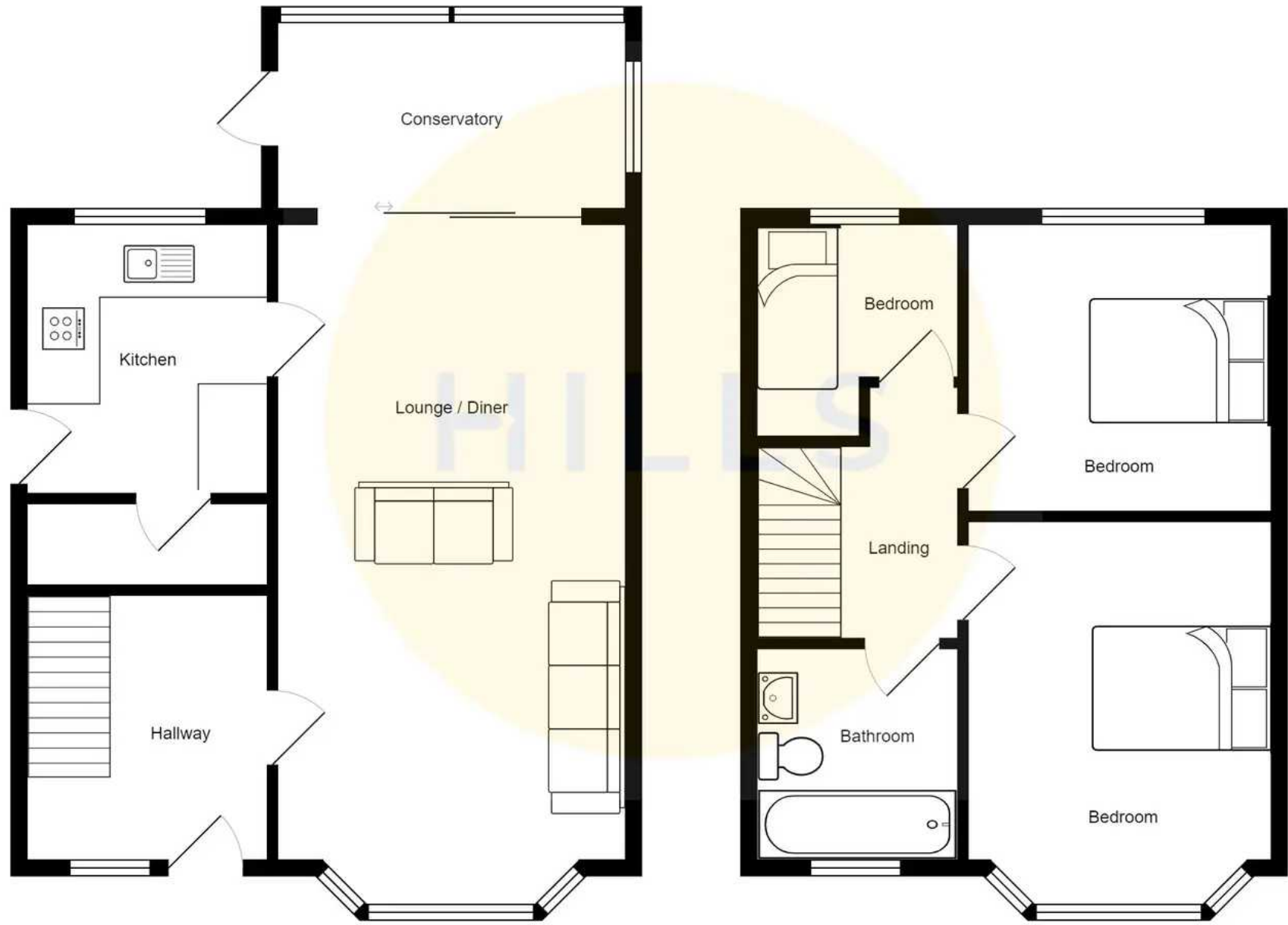
7' 7" x 6' 5" (2.30m x 1.95m)

Featuring a bath, hand wash basin and W.C. Complete with a ceiling light point and uPVC walls.

External

To the rear of the garden is a garden with paving and lawn.





Conservatory

Kitchen

Lounge / Diner

Hallway

Bedroom

Bedroom

Landing

Bathroom

Bedroom



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