

Lancaster Road

Salford

HILLS

£450,000

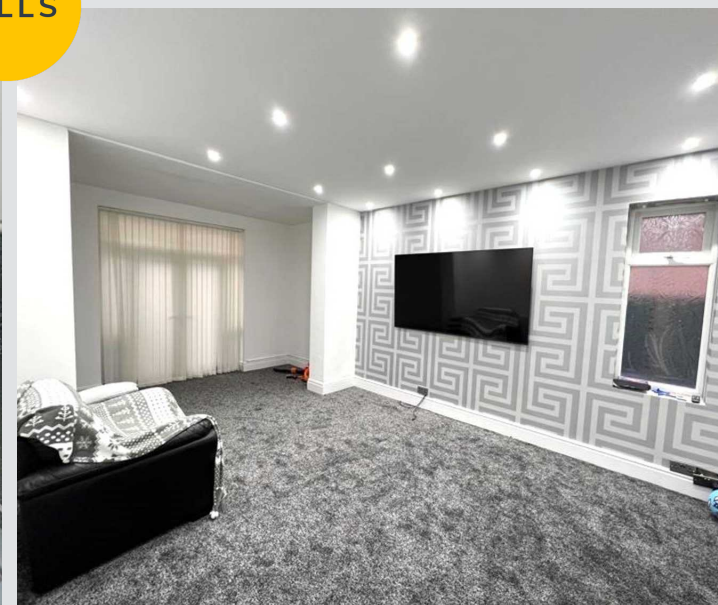
Lancaster Road

Salford

Large Three Bedroom Detached Property, Occupying a Generous Plot with Planning Permission Approved for a Single Storey Extension and for a Separate Dwelling to the Rear!

Council Tax band: E

- Large Three Bedroom Detached Property
- Benefits from Planning Permission for a Single Storey Extension to the Rear, and Permission for a Separate Dwelling to the Rear!
- Situated in a Popular Residential Area Within Walking Distance of Salford Royal Hospital
- Benefits from Three Reception Rooms Plus a Conservatory
- Renovated Kitchen and a Stylish Downstairs W/C
- Contemporary, Four-Piece Family Bathroom
- Three Generously Sized Bedrooms
- Driveway to the Front Providing Off-Road Parking for Multiple Cars and a Large Plot to the Rear
- Close to Light Oaks Primary School and Several Well-Kept Parks
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS

Porch

UPVC high security Rock double doors with leaded inset and double glazed surround to the front, cupboards, two ceiling light points and a wooden door into the hallway.

Entrance Hallway

Dimensions: 14' 11" x 6' 11" (4.54m x 2.11m). Under stairs storage housing water and gas meter. Complete with a ceiling light point, wall-mounted radiator and stained leaded window. Fitted with laminate wood effect flooring.

Lounge

Dimensions: 14' 11" x 12' 2" (4.54m x 3.71m). Featuring an efficient Kinder modern gas fire. Complete with a ceiling light point, double glazed bay window to the front, double glazed obscured window to the side, wall-mounted radiator, laminate flooring.

Dining Room

Dimensions: 18' 9" x 12' 2" (5.71m x 3.71m). Complete with a ceiling light point, double glazed window, wall mounted radiator and French doors leading to the conservatory. Fitted with laminate flooring.

Kitchen

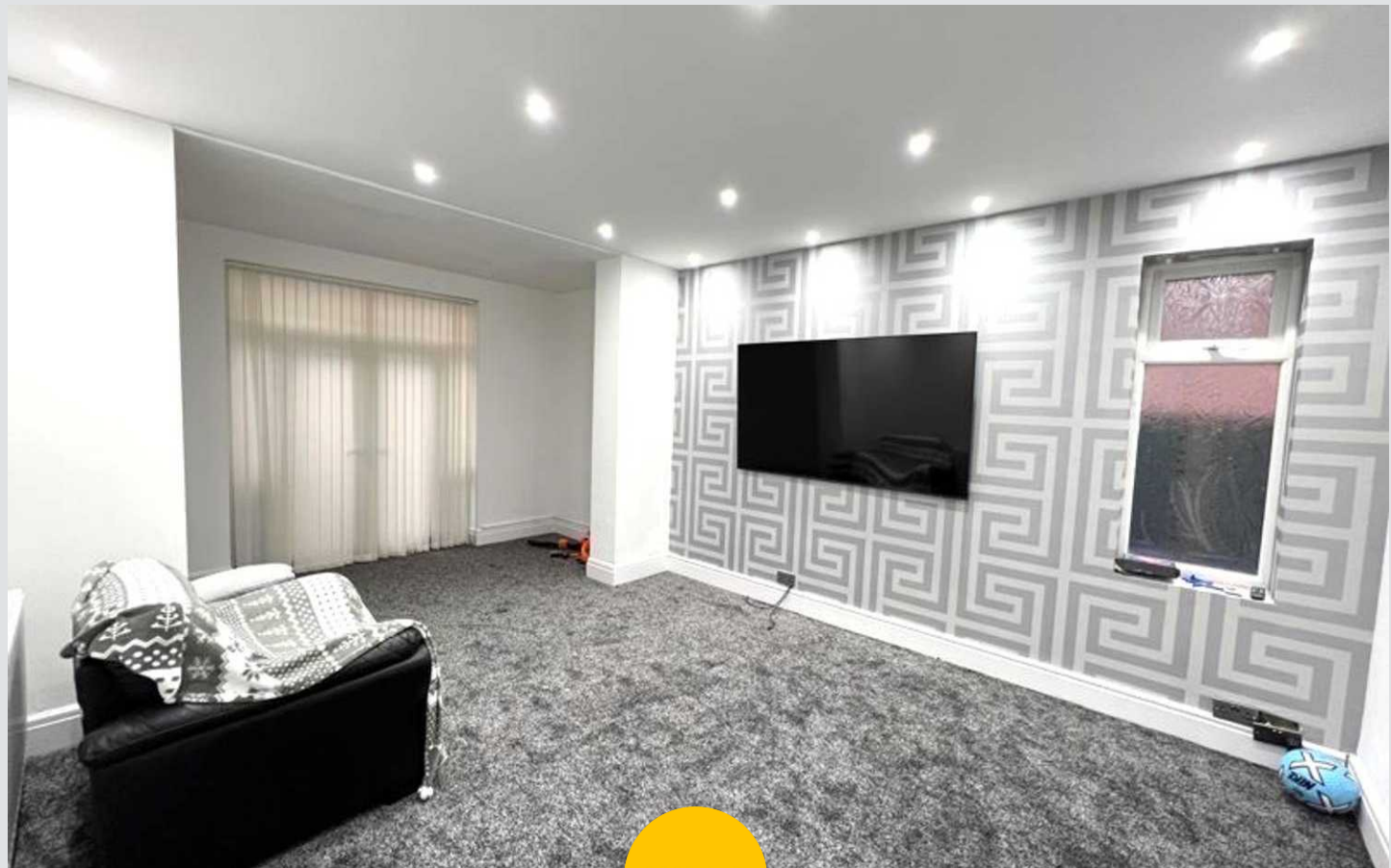
Fitted with a modern range of wall and base units with integrated stainless steel sink and drainer unit. Double oven, hob and extractor fan, built in fridge freezer and plumbing for a washing machine. UPVC high security Rock door to the side with lead lining, double glazed windows to the rear and side, tiled splashback and tiled flooring.

Conservatory

Dimensions: 9' 3" x 6' 8" (2.82m x 2.03m). Complete with a wall light point, double glazed mahogany surround and sliding doors to the rear garden. Fitted with tiled flooring.

Morning Room

Dimensions: 9' 1" x 6' 11" (2.77m x 2.11m). Complete with a ceiling light point, double glazed window to the side and wall mounted radiator. Fitted with laminate flooring.



W.C

Two piece white suite comprising of a WC and hand wash basin. Complete with three ceiling light points, double glazed window to the side and wall mounted radiator. Fitted with tiled splashback and flooring.

Landing

Complete with a ceiling light point and double glazed obscured window to the side. Access via a pull down ladder to a boarded loft with storage in the eaves.

Bedroom One

Dimensions: 15' 7" x 11' 10" (4.75m x 3.60m). Complete with a ceiling light point, double glazed bay window to the front, double glazed obscured window to the side and wall mounted radiator. Fitted with grey carpet flooring.

Bedroom Two

Dimensions: 14' 11" x 11' 11" (4.54m x 3.63m). Complete with a ceiling light point, double glazed window to the rear and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

Dimensions: 8' 4" x 7' 4" (2.54m x 2.23m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

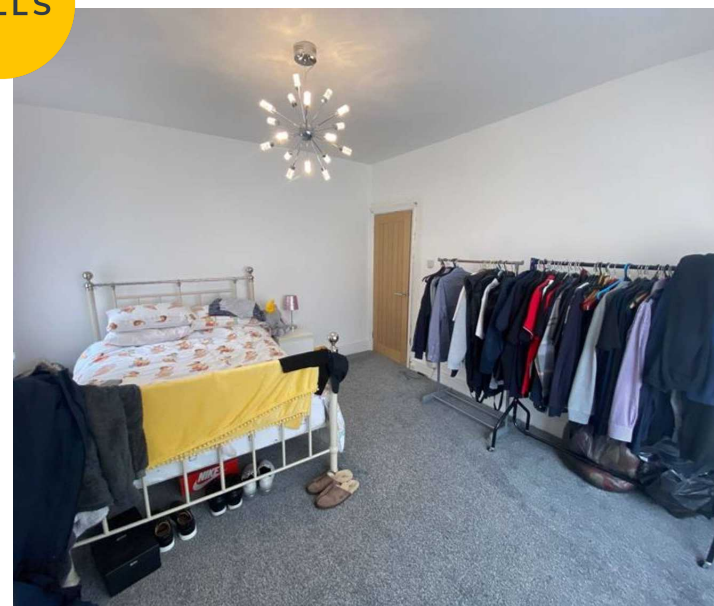
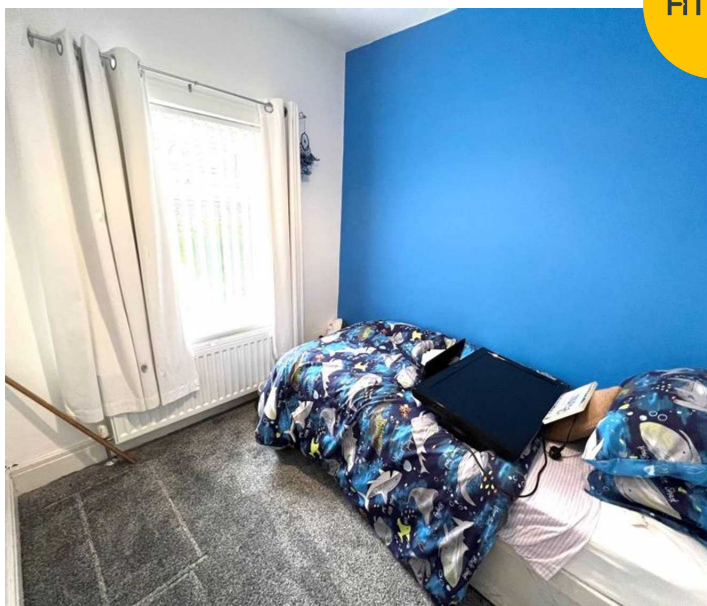
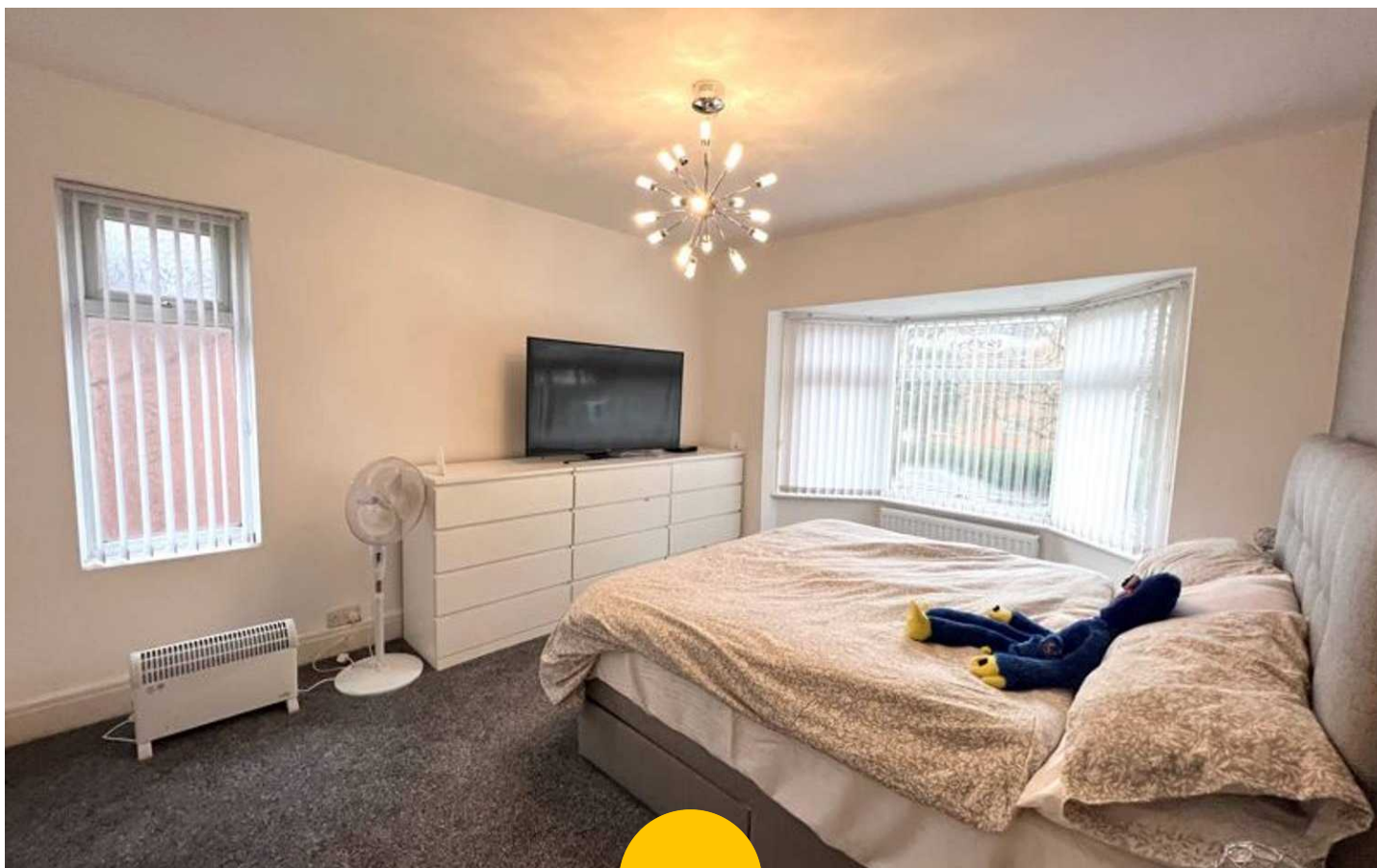
Dimensions: 9' 1" x 7' 4" (2.77m x 2.23m). Featuring a four-piece suite including a bath, walk-in shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled flooring.

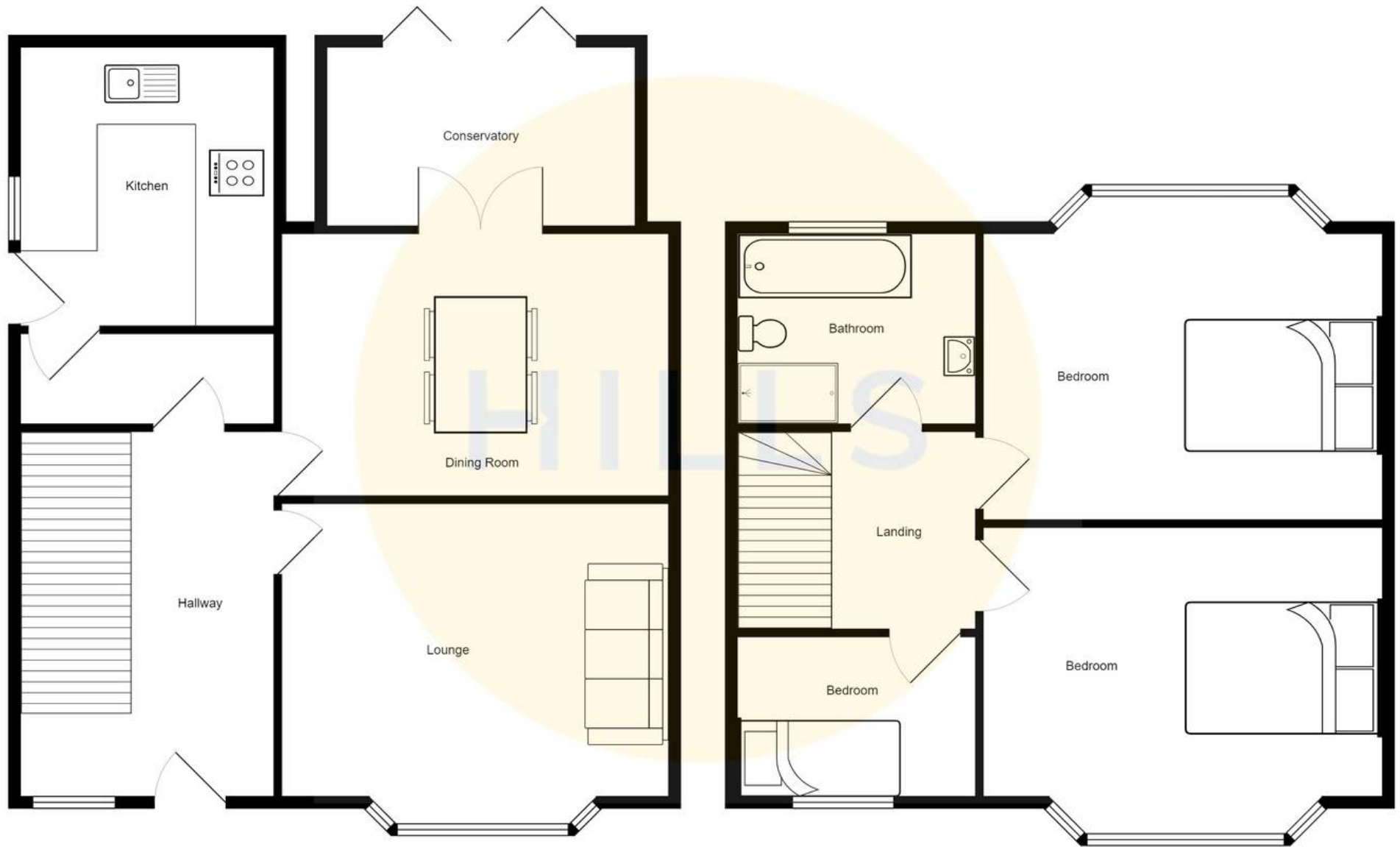
Garage

Dimensions: 17' 6" x 8' 7" (5.33m x 2.61m). Brick built with a metal door. Complete with electric and ceiling light points.

Externally

To the front there is off-road parking for multiple cars, whilst to the rear there is an approx. 120ft rear garden which benefits from the sun most of the day and is complete with the garage.







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