

Margrove Road

Salford



£250,000



# Margrove Road

Salford

**\*\*HUGE GARDEN TO THE REAR\*\*** This lovely, three bedroom, semi-detached family home is situated on a charming road just a short walk from Light Oaks Primary School and Light Oaks Park! Council Tax band: C

Tenure: Leasehold

- Lovely Three Bedroom Semi-Detached Family Home
- Benefits from a Large Plot, Including a Huge Tiered Garden to the Rear, Complete with Laid-to-Lawn Grass, Mature Plants and Paving
- Close to Light Oaks Primary School and Several Well-Kept Parks
- Within Easy Access of Salford Royal Hospital
- Bay-Fronted Dining Room and a Spacious Lounge
- Modern Fitted Kitchen and a Wet Room Style Shower Room
- Driveway to the Front for Off-Road Parking
- Mature Garden to the Front
- Great First Time Home or Investment
- Early Viewing is Essential!





### Entrance Hallway

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Dining Room

12' 9" x 10' 4" (3.89m x 3.16m)

Featuring ceiling light point, double glazed bay window, wall - mounted radiator. Fitted with carpet flooring.

### Lounge

12' 1" x 11' 4" (3.69m x 3.46m)

Featuring ceiling light point, wall - mounted radiator. Complete with patio doors. Fitted with carpet flooring.

### Kitchen

17' 4" x 6' 6" (5.29m x 1.97m)

Featuring fitted units with space for a freestanding oven and washing machine. Complete with two ceiling light points and double glazed window. Fitted with vinyl flooring.

### w/c

Featuring ceiling light point, double glazed window, w/c. Fitted with laminate flooring.

### Landing

Featuring ceiling light point, double glazed window. Fitted with carpet flooring.

### Bedroom One

11' 0" x 10' 2" (3.35m x 3.10m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Two

10' 11" x 10' 0" (3.34m x 3.06m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.



### Bedroom Three

7' 8" x 6' 6" (2.34m x 1.99m)

Featuring ceiling light point, double glazed window. wall - mounted radiator. Fitted with carpet flooring.

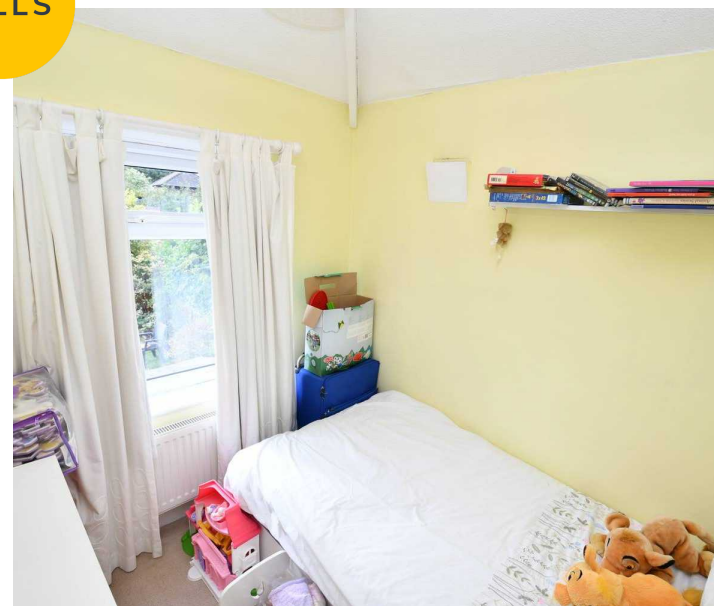
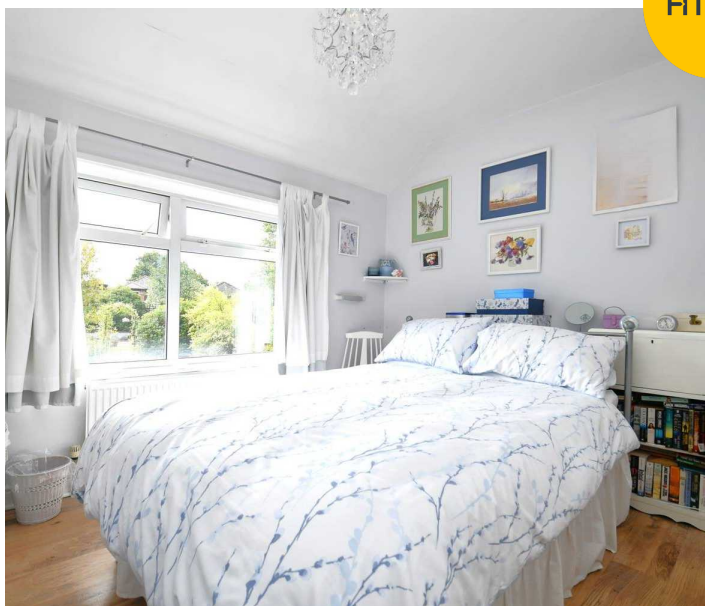
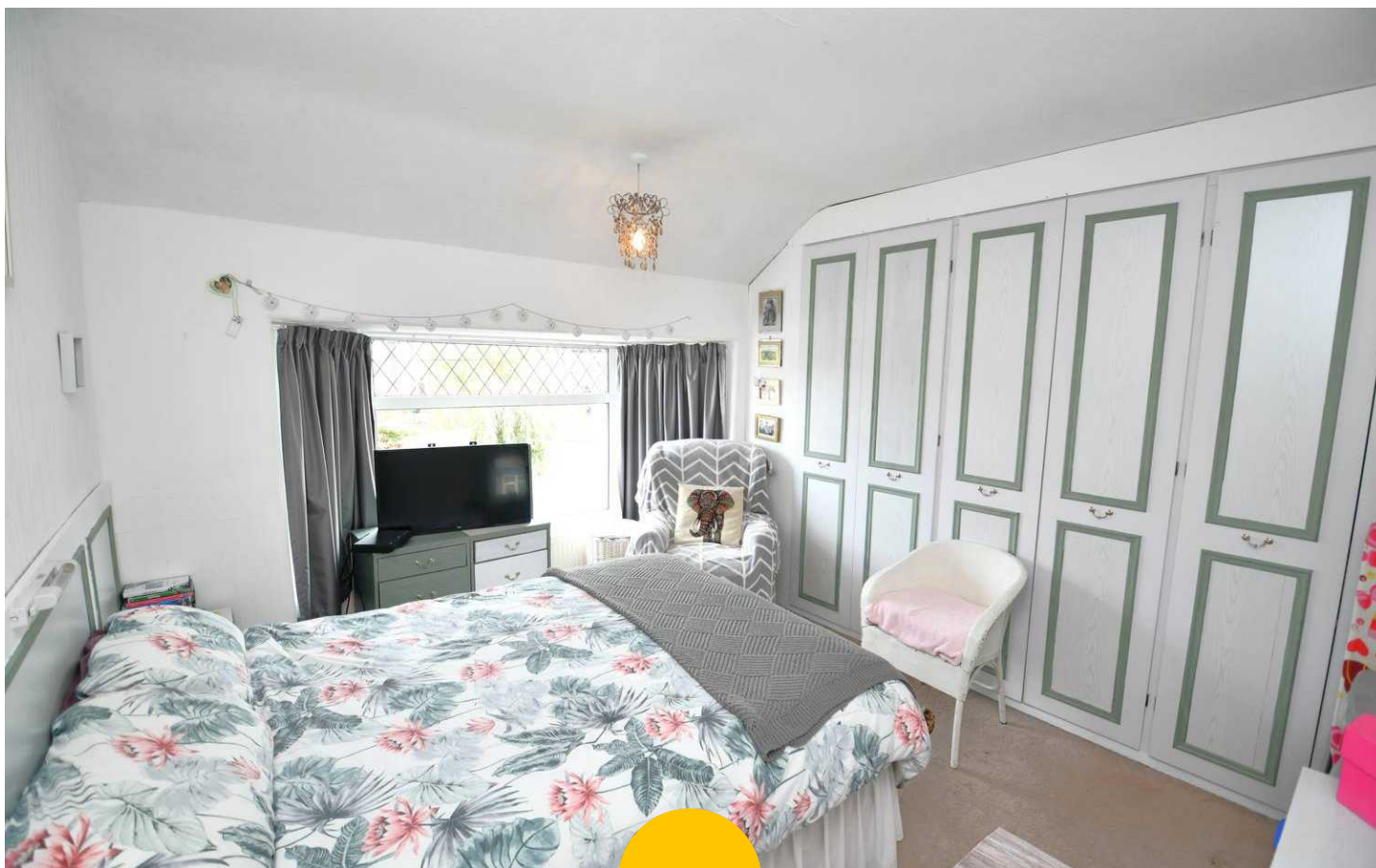
### Wet Room

6' 5" x 6' 2" (1.95m x 1.89m)

Featuring three piece suite including shower, hand wash basin, w/c. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with tiled walls.

### External

To the front of the property is a maintained driveway and off road parking for one car, with access to the garden. To the rear of the property is a lovely, well - maintained garden with lawn and paving.



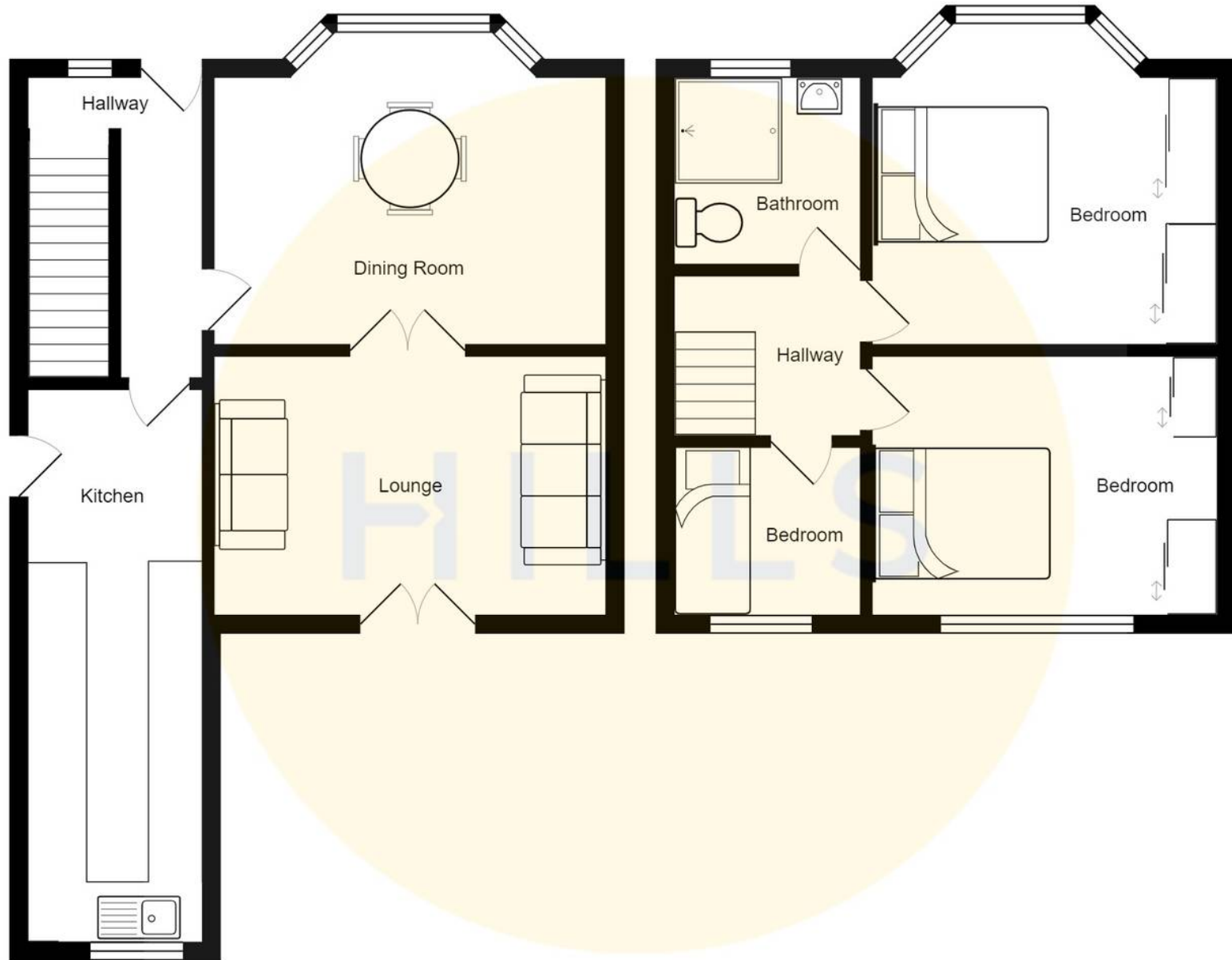




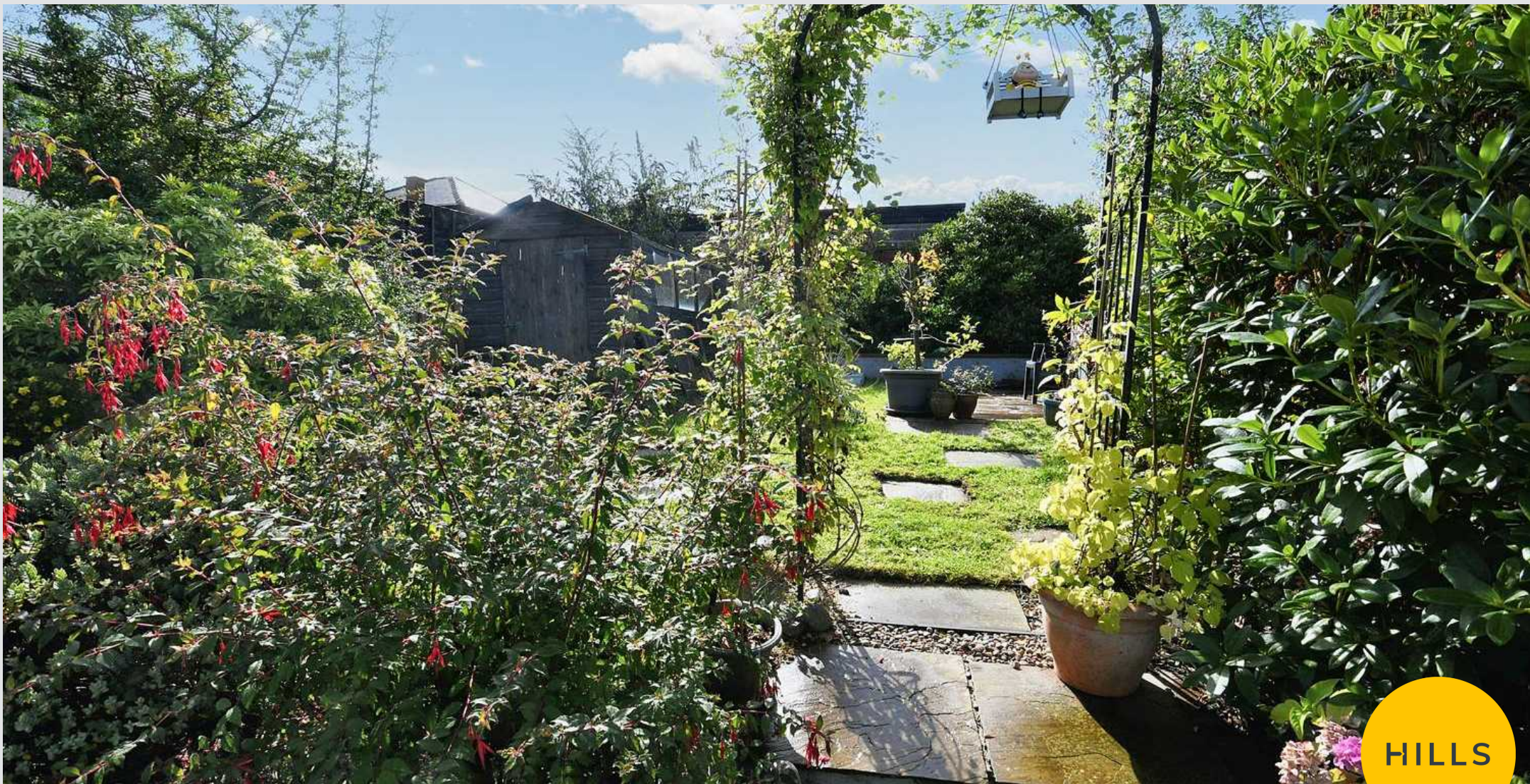
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