



Light Oaks Road, Salford

Salford



£250,000

# 54 Light Oaks Road

Salford, Salford

TAKE A LOOK at this renovated, bay-fronted period property! A credit to the current owners, the property features a modern kitchen and two generously sized double bedrooms.

Council Tax band: B

Tenure: Freehold

- Large Two Bedroom, Bay-Fronted Terrace
- Bay-Fronted Lounge and a Large Dining Room
- Modern Fitted Kitchen and a Stylish, Three-Piece Shower Room
- Two Generous Double Bedrooms
- Low-Maintenance Paved Gardens to the Front and Rear
- Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!
- Renovated to a High Standard Throughout



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### Lounge

14' 1" x 11' 3" (4.29m x 3.43m)

Complete with ceiling spotlights, three double glazed windows and wall mounted radiator. Fitted with solid wooden oak flooring.

### Dining Room

15' 10" x 14' 1" (4.82m x 4.29m)

Complete with ceiling spotlights, patio doors and wall mounted radiator. Fitted with wooden oak flooring.

### Kitchen

11' 8" x 7' 10" (3.55m x 2.40m)

Featuring complementary wall and base units with integral hob, oven and fridge freezer. Integral wine cooler and washer. Complete with ceiling spotlights, two double glazed windows and patio doors.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

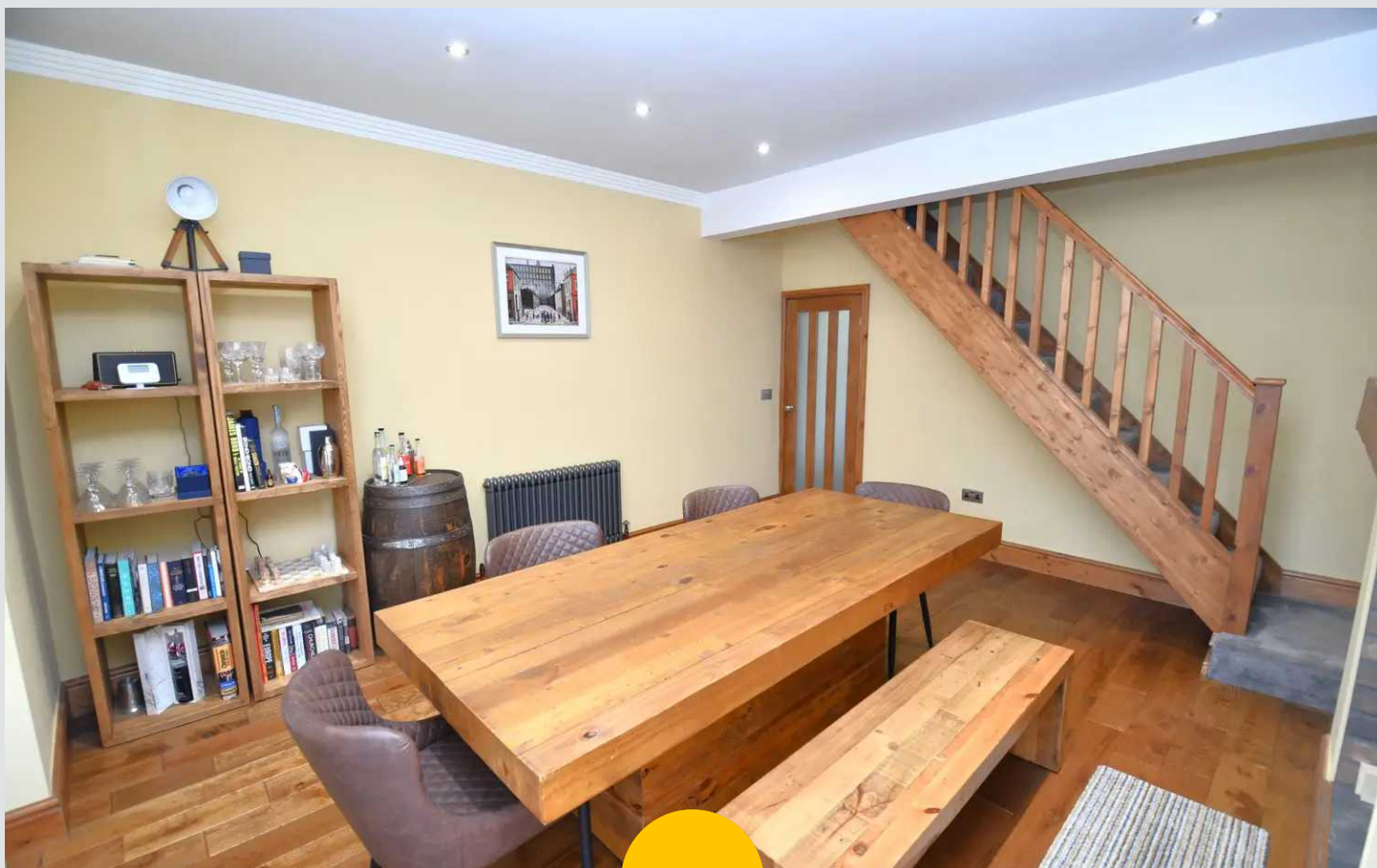
14' 1" x 11' 3" (4.29m x 3.42m)

Complete with ceiling spotlights, four double glazed windows and wall mounted radiator. Fitted carpet flooring.

### Bedroom Two

15' 11" x 11' 0" (4.85m x 3.35m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.



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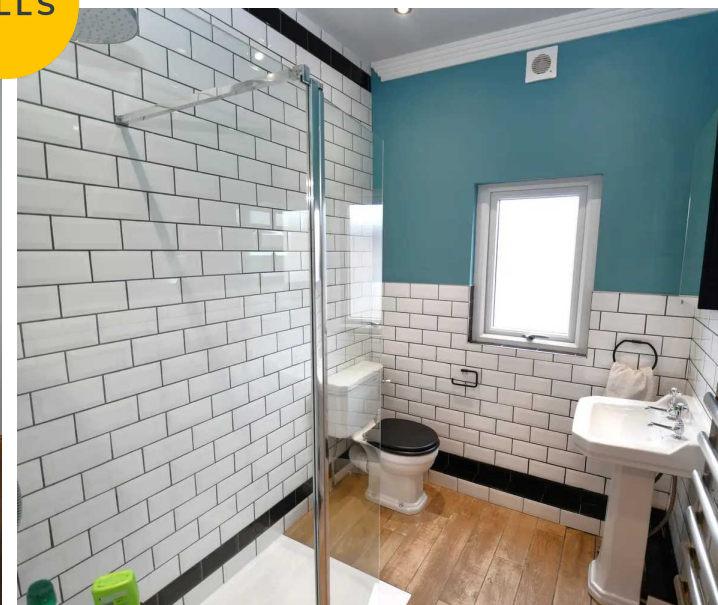
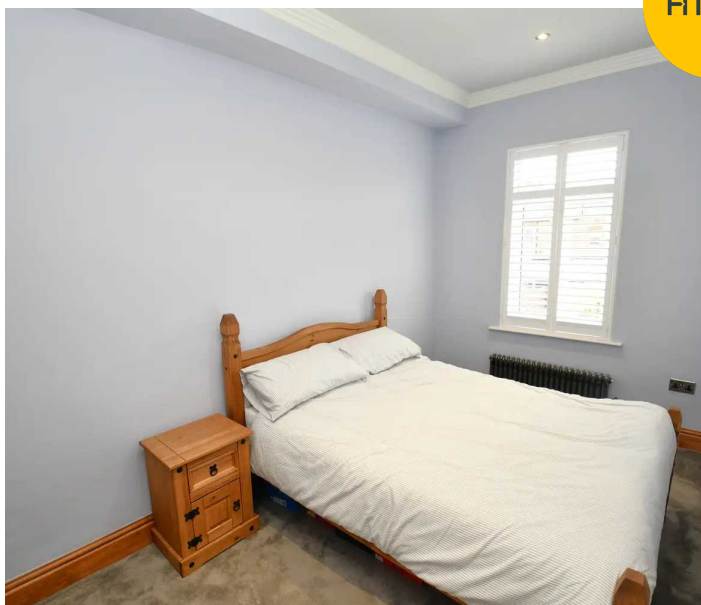
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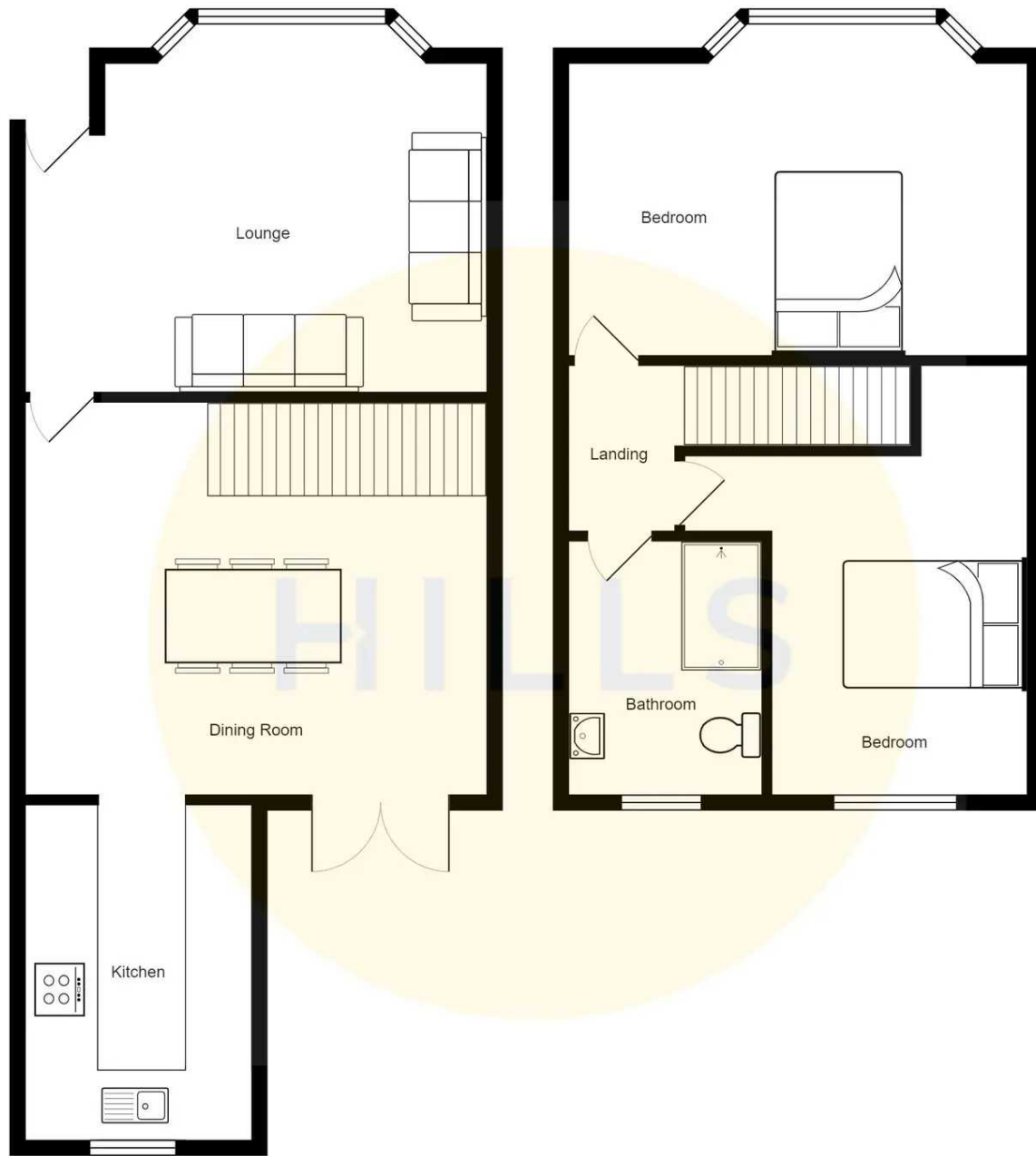


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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.