

Graham Road

Salford



In Excess of £240,000

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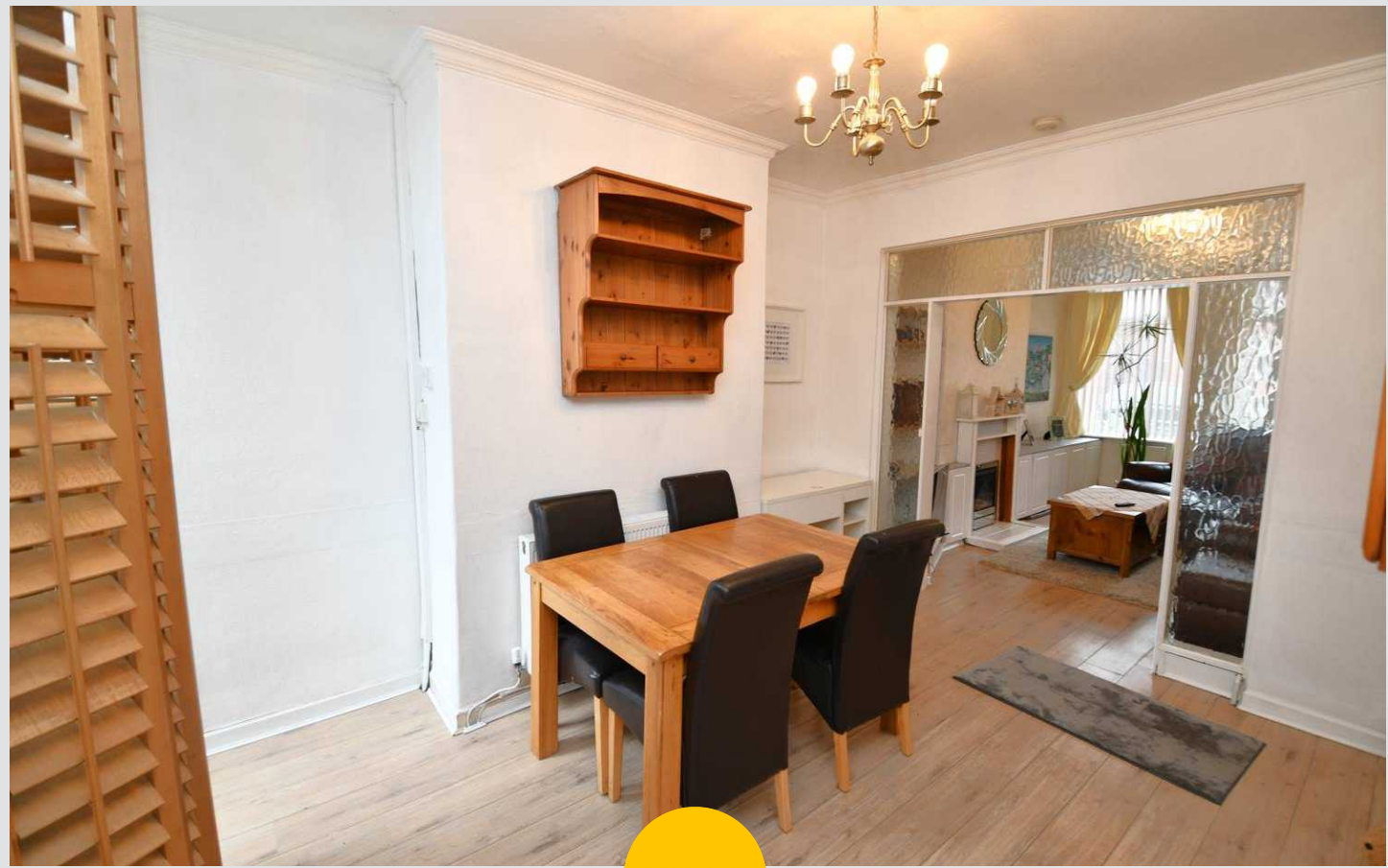
Salford

****Four Bedroom Terraced Property Located Within Walking Distance of Salford Royal Hospital and Light Oaks Primary School**** This SPACIOUS property benefits from an abundance of space, over three floors. Recently redecorated and benefitting from a modern fitted kitchen

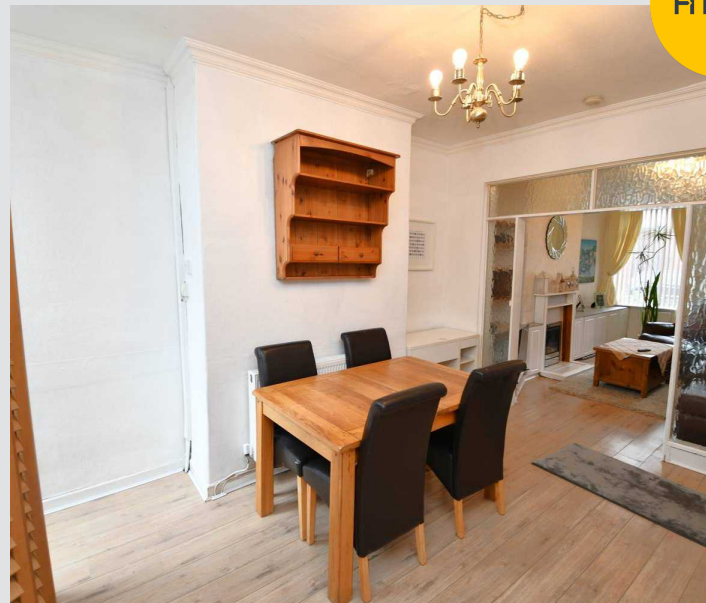
Council Tax band: B

Tenure: Leasehold

- Four Bedroom Terraced Property Located in a Popular Residential Area
- Bay-Fronted Lounge and a Spacious Dining Room, Separated via an Archway
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Three Well-Proportioned Bedrooms on the First Floor, Plus a Converted Loft for Use as a Fourth Bedroom
- Well-Presented, Low-Maintenance Courtyard Gardens to the Front and Rear
- Great Family Location, Close to Local Schooling, Amenities and Several Well-Kept Parks
- Within Walking Distance of Salford Royal Hospital
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Early Viewing is Essential!



HILLS



Entrance Hallway

Featuring ceiling light point, electric radiator. Fitted with laminate flooring.

Living room

Featuring ceiling light point, two double glaze windows, two wall - mounted radiators. Fitted with laminate flooring.

Dining room

13' 11" x 13' 2" (4.23m x 4.02m)

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

Kitchen

12' 7" x 8' 0" (3.83m x 2.44m)

Featuring a modern range of fitted units including an integral hob, microwave, oven and fridge freezer. Space for washer. Complete with ceiling spotlights and double glazed windows. Fitted with tiled flooring.

Landing

Featuring ceiling light point.

Bedroom One

12' 9" x 11' 2" (3.89m x 3.40m)

Featuring ceiling light point, two double glazed windows, electric radiator. Fitted with laminate flooring.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

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

Bedroom Three

8' 2" x 7' 0" (2.49m x 2.14m)

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



HILLS



Bathroom

5' 4" x 5' 1" (1.63m x 1.56m)

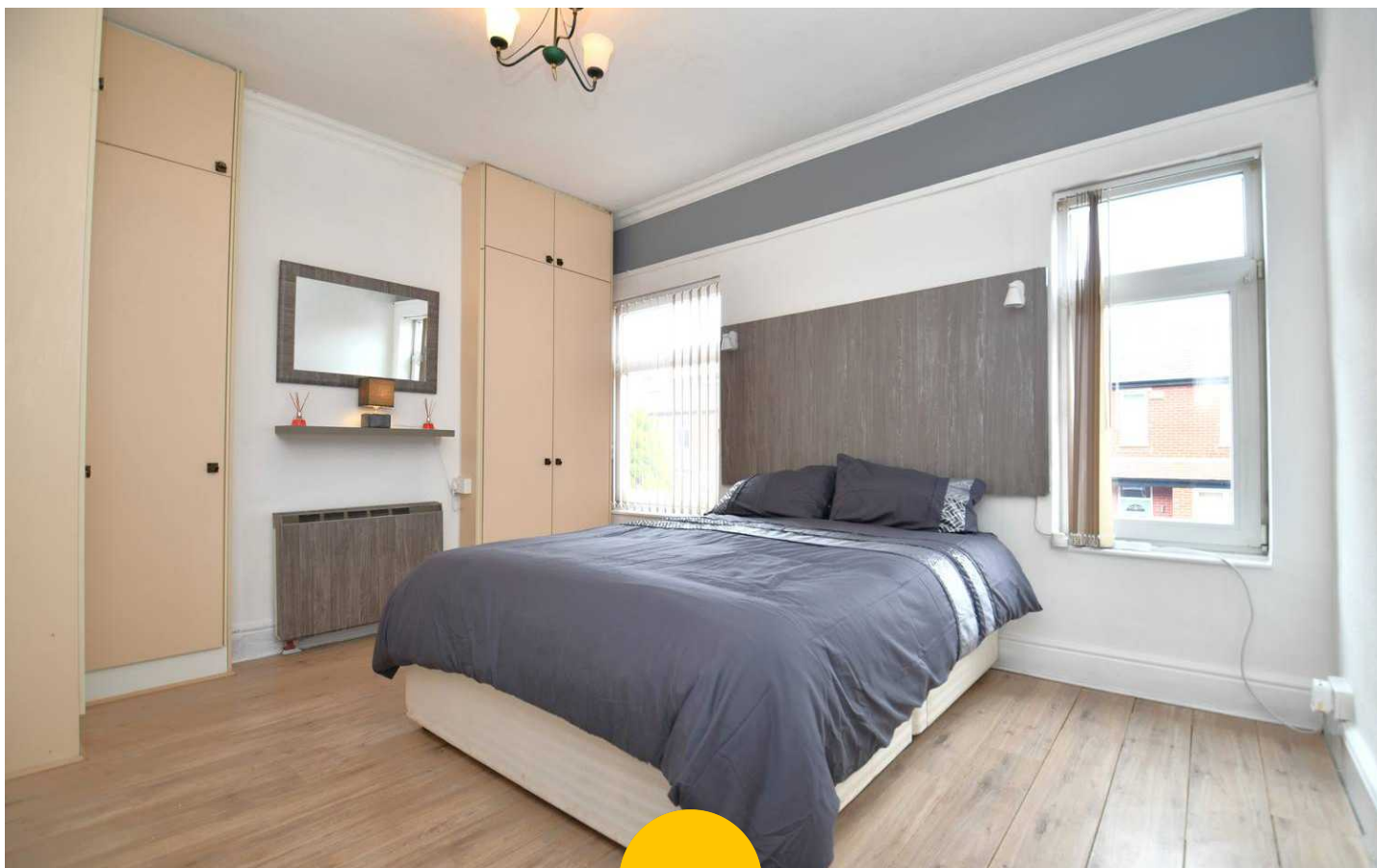
Featuring ceiling light point, three piece suite including w/c, hand wash basin, bath with a shower overhead. Complete with heated towel rail, double glazed windows. Fitted with part tiled walls, vinyl flooring.

Loft room

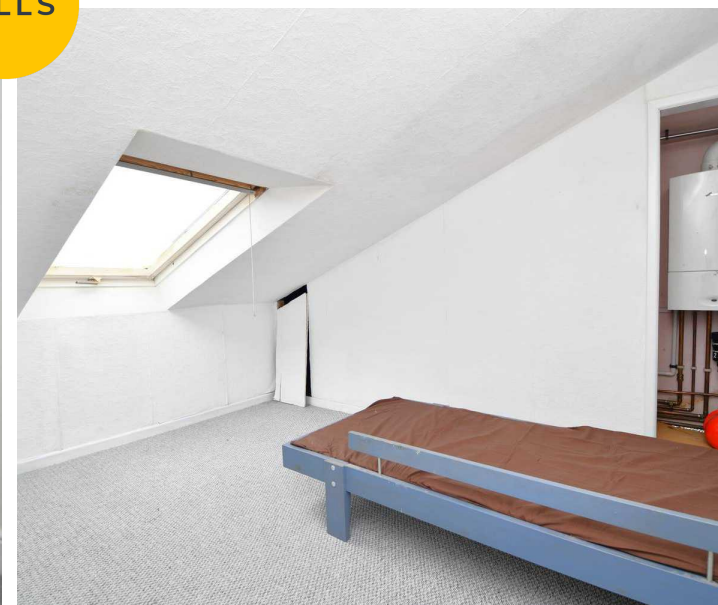
Featuring ceiling light point, electric radiator, velux window. Fitted with carpet flooring.

External

A beautifully present courtyard and garden to the front and rear with mature plants.



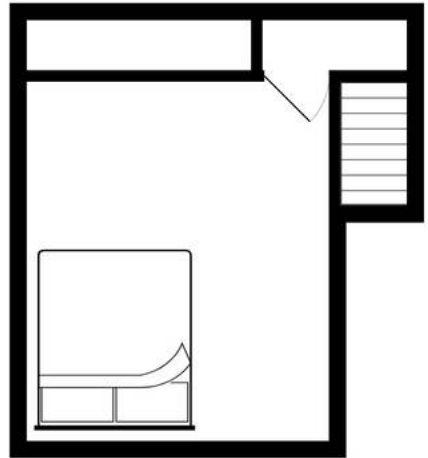
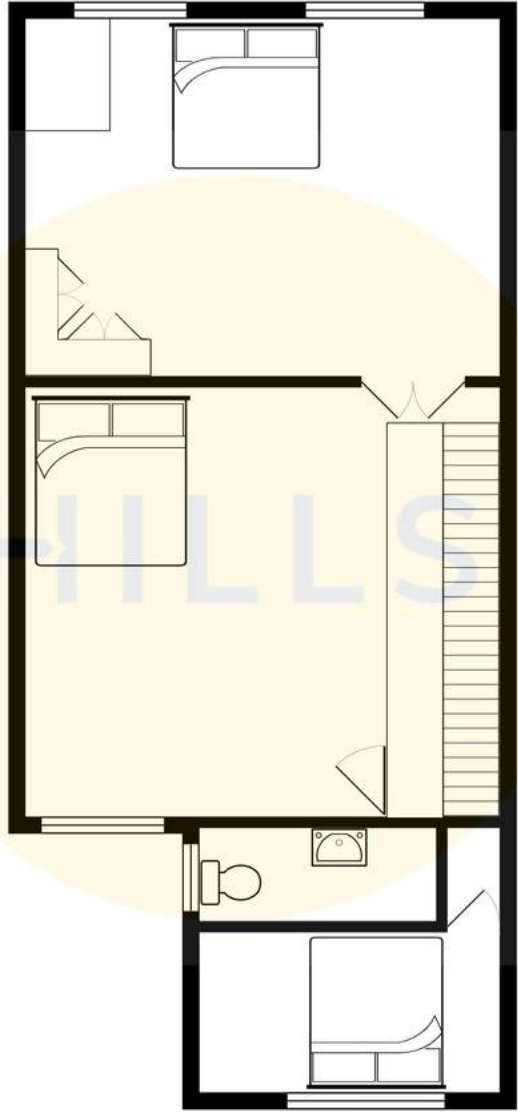
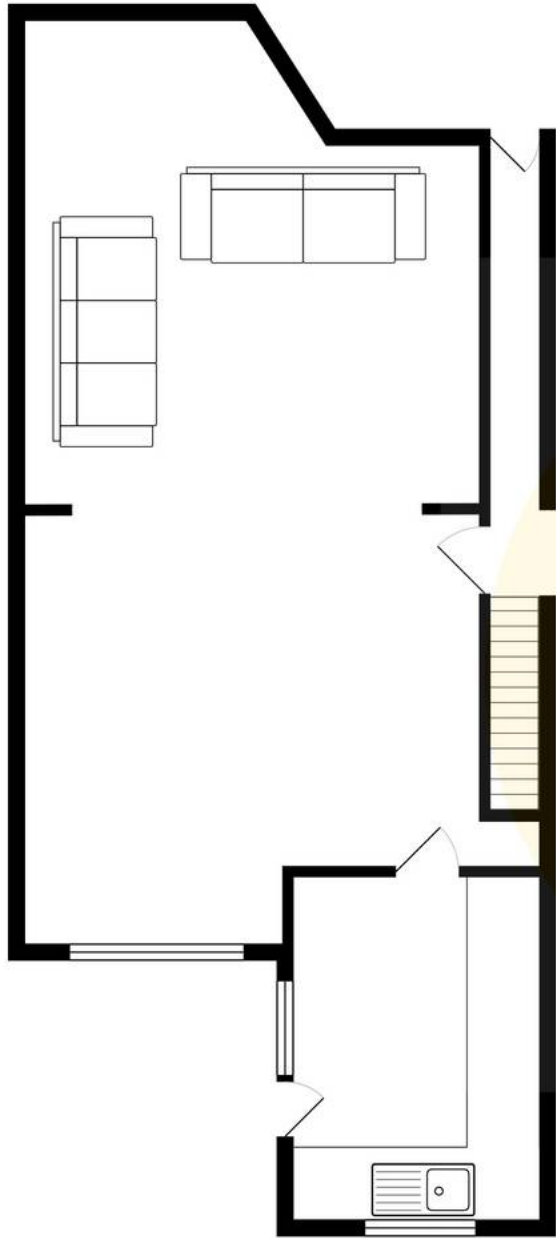
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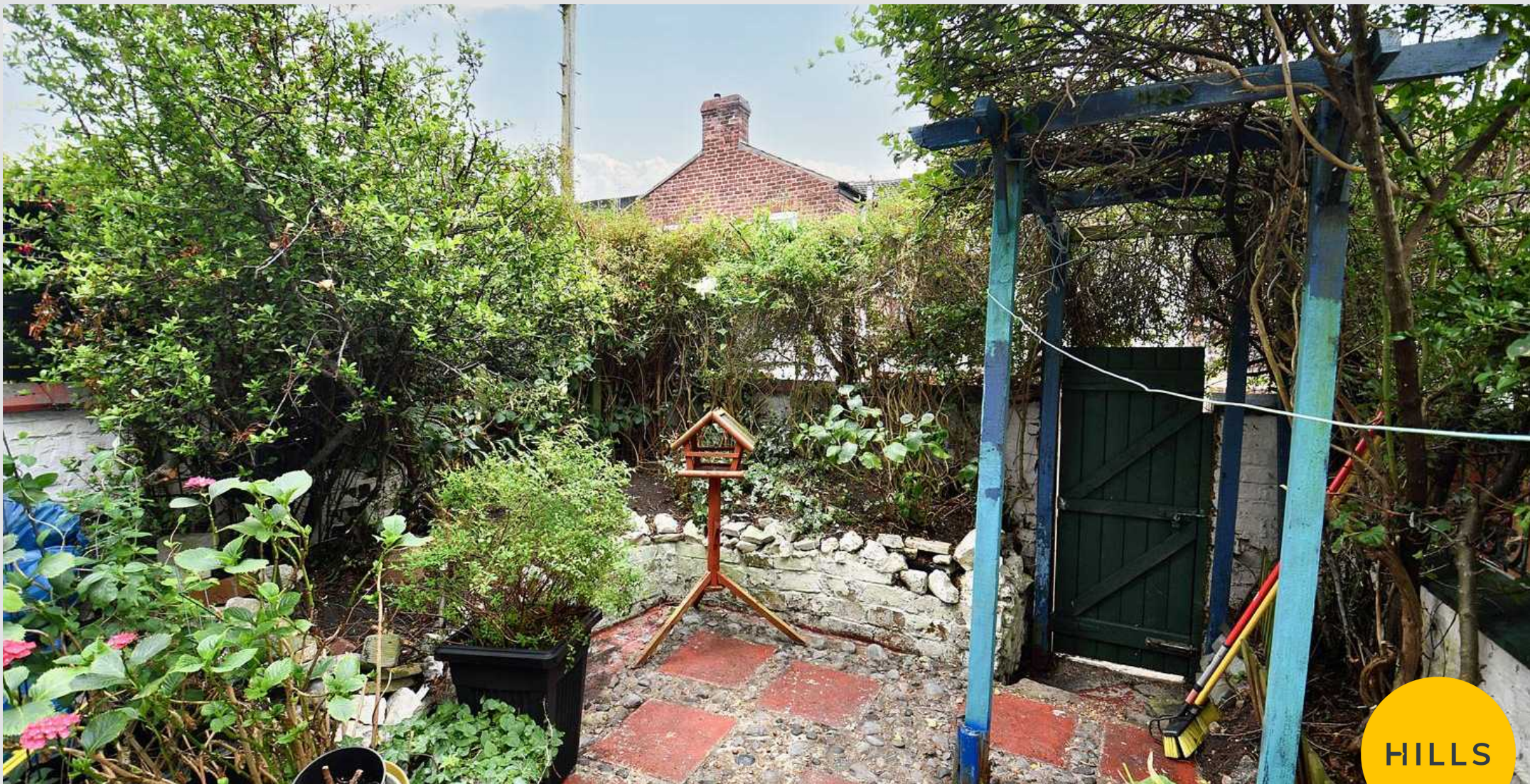


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