



LARGE THREE BEDROOM APARTMENT, 18FT LOUNGE, SUN DRENCHED PRIVATE BALCONY & NO CHAIN!
Located in a purpose built block of just 6 apartments in a great location close to excellent transport links, amenities, well-kept local parks and highly regarded schooling. Available with NO CHAIN the property comes complete with an entrance hallway, THREE LARGE BEDROOMS, 18ft family sized lounge complete with Juliet balcony, modern fitted bathroom and kitchen with access to a PRIVATE BALCONY that gets the sun most of the day. The property comes fully double glazed and gas central heated. Externally the property has well-kept communal hallways and gardens to the rear. For more details or to arrange your viewing contact the office today!

**Laurel House Light Oaks Road
Salford, M6 8NQ**

Offers in Excess of £145,000

0161 7074900
sales@hills.agency

Hall

A spacious and welcoming entrance hallway that comes complete with a composite door, inset lighting and laminate floor. Access to a useful storage cupboard



Lounge 18' 2" x 11' 0" (5.53m x 3.35m)

A large family sized lounge complete with a Juliet balcony and multiple double glazed windows filling the room with natural light. Ceiling light point, wall mounted radiator and laminate floor.

Kitchen 10' 10" x 6' 11" (3.30m x 2.11m)

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated double oven, 5-ring gas hob and extractor fan. Integrated fridge and separate freezer. Integrated washing machine. Wall mounted radiator, inset lighting and laminate floor. Double glazed sliding doors open onto the private balcony.



Balcony

Accessed via the kitchen the balcony benefits from the sun most of the day. Recently tiled floor and outside light

Bedroom One 14' 2" x 9' 10" (4.31m x 2.99m)

Double glazed window to the rear, ceiling light point, wall mounted radiator, fitted wardrobes and laminate floor.

Bedroom Two 9' 11" x 7' 9" (3.02m x 2.36m)

Double glazed windows, ceiling light point, wall mounted radiator and laminate floor.

Bedroom Three 9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window, ceiling light point and wall mounted radiator.

Bathroom 10' 5" x 6' 2" (3.17m x 1.88m)

Fitted with a modern three piece suite including a bath with shower over, low level W.C and a hand wash basin all set in a vanity unit. Ceiling light point. Double glazed window and fully tiled walls and floor. Access to a useful storage cupboard that also houses the boiler.

Externally

The property has well-kept communal hallways, with secure intercom access. Communal gardens to the rear. The property also has access to a ground floor storage cupboard ideal for a bike.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



