



Sanders Road, Salford Priors, WR11 8XQ

Guide price £335,000



**** Three Bedroom Semi-Detached Home ** Modern Kitchen/Diner ** Generous Living Room with French Doors to Garden ** Three Bedrooms ** Contemporary Shower Room ** Driveway Parking ** Garage ** Established Front & Rear Gardens ** Popular Salford Priors Location ****

A well-presented three bedroom semi-detached home in the popular village of Salford Priors, offering a practical layout with a modern kitchen/diner, generous living room opening directly onto the garden, three bedrooms and a contemporary shower room. Outside, the property benefits from a driveway providing off-road parking, a garage and established gardens to both the front and rear, creating an appealing home for a range of buyers.



The property is approached across a generous frontage with a lawn and established planting, alongside a block-paved driveway providing off-road parking and access to the garage. The main entrance is positioned to the side of the property and opens into the hallway, with stairs rising to the first floor and access into the ground floor accommodation.

Positioned to the front is the modern kitchen/diner, fitted with a stylish combination of dark and white cabinetry complemented by light work surfaces and contrasting handles. There is a good range of storage and preparation space, integrated cooking appliances and room for a dining table, while multiple windows bring plenty of natural light into the room.

To the rear is the generous living room, providing an inviting main reception space with a feature fireplace and French doors opening directly onto the rear garden. An additional window overlooking the garden further enhances the natural light and creates a pleasant connection between the house and outside space.

Upstairs, the first-floor landing leads to three bedrooms together with the modern shower room. The bedrooms provide a versatile arrangement suitable for family life, guests or those requiring space to work from home. The shower room has been finished in a contemporary style with tiled walls, a shower enclosure, wash basin with fitted storage, WC and heated towel rail.

The rear garden provides an established and enclosed outdoor space with a lawn, mature planting and borders creating plenty of greenery. A raised paved seating area towards the far end provides a separate space for outdoor seating and entertaining, while pathways lead through the garden and provide access to the garage.

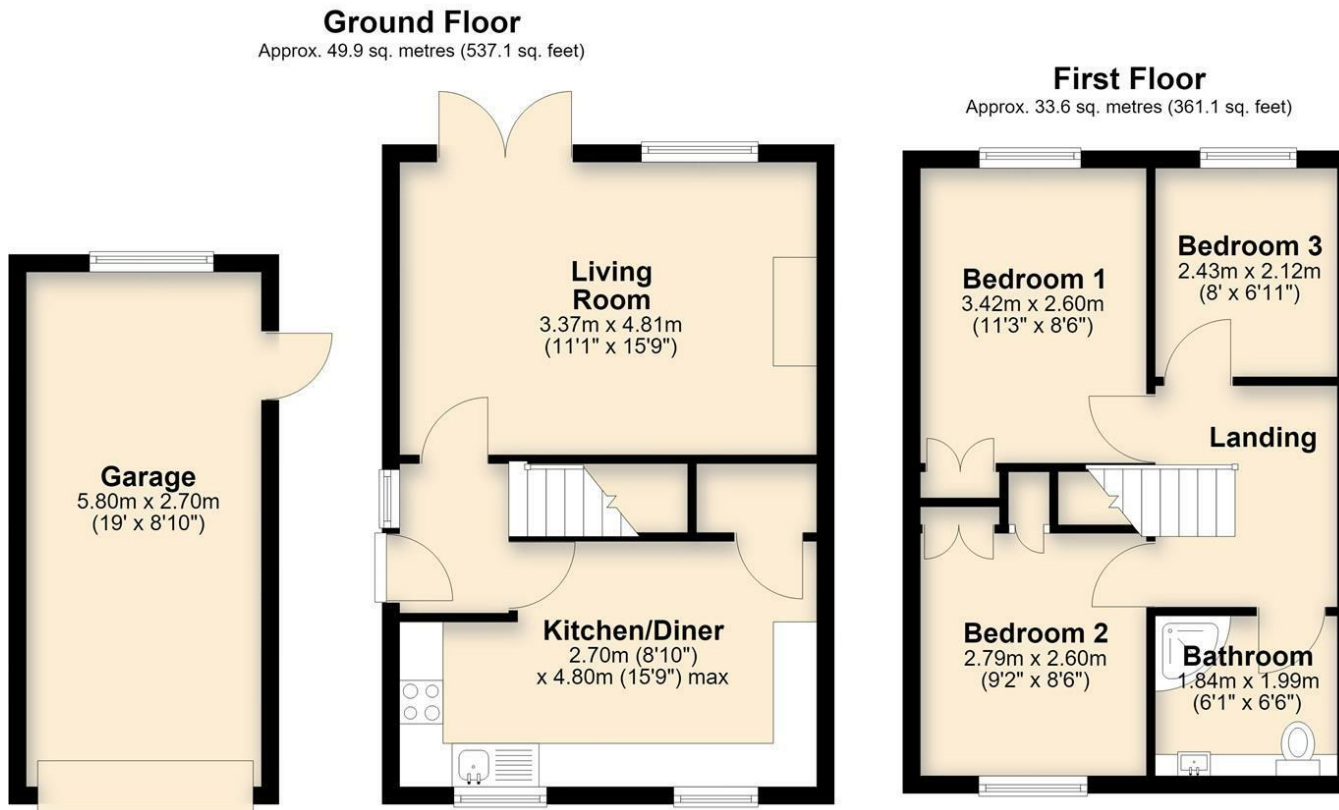
The garage offers useful parking or storage space and can be accessed from both the driveway and rear garden, completing a practical and well-balanced home in the popular village of Salford Priors.

Hall	
Living Room	11'0" x 15'9" (3.37m x 4.81m)
Kitchen/Diner	8'10" x 15'8" (2.70m x 4.80m)

Landing	
Bedroom 1	11'2" x 8'6" (3.42m x 2.60m)
Bedroom 2	9'1" x 8'6" (2.79m x 2.60m)
Bedroom 3	7'11" x 6'11" (2.43m x 2.12m)
Bathroom	6'0" x 6'6" (1.84m x 1.99m)







Total area: approx. 83.5 sq. metres (898.3 sq. feet)

