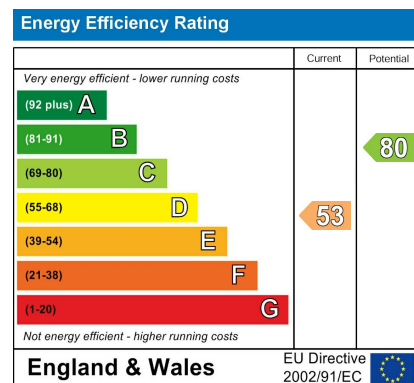




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Claremont Road, Salford, M6 7GP

Offers Over £360,000

AN IMPRESSIVE, THREE STOREY, FIVE BEDROOMED HOME IN A HIGHLY DESIRED AREA OF CLAREMONT SALFORD!

We are delighted to introduce to the market this exceptionally characterful, three storey property. Situated within close proximity of schools, amenities and major commuter links to Manchester City Centre, Salford Quays and Trafford Park, the property is ideally suited to a professional couple or a growing family. With an abundance of beautifully preserved character features, including intricately carved architraves, ceiling roses and imposing high ceilings, the property is a credit to its current occupants and internal inspection is crucial to appreciate what it has to offer.

Comprising briefly; An entrance door leads you to a welcoming hallway. The hallway houses a staircase to the first floor and has doors leading to two generously sized reception rooms and a fitted kitchen with breakfast area. To the first floor, you will find a spacious landing housing a staircase to the second floor and doors leading to a shower room and three double bedrooms. To the second floor, you will find a further landing with doors providing access to a fourth double bedroom, storage room and a sizeable office/fifth bedroom with adjoining bathroom suite and further room used for storage. The office/fifth bedroom could easily be transformed into a useable bedroom with the installation of a VELUX window.

Externally, the property enjoys a fully enclosed, low maintenance courtyard to the rear with stone paved patio areas, planted pots and enclosing hedges. The front allows off road parking for one car. Viewings can be arranged by calling our Swinton team today.

Claremont Road, Salford, M6 7GP
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 5  2  2  E

- Semi Detached Property
 - Two Three Piece Bathrooms
 - Perfect Family Home
- Two Spacious Reception Rooms
 - Fitted Kitchen
 - Close To Amenities
- Four Bedrooms
 - Off Road Parking
 - A Must View Property

Ground Floor

Entrance

UPVC double glazed entrance door leading to the hallway

Hallway

17'85 x 7'18 (5.18m x 2.13m)

Staircase to the first floor, cornice coving, central heating radiator, under stair storage, doors leading to reception room one, two and kitchen.

Reception Room One

17'03 x 13'67 (5.26m x 3.96m)

UPVC double glazed bay window, central heating radiator, cornice coving and picture rail, gas fire to the chimney breast, TV point.

Reception Room Two

15'90 x 11'25 (4.57m x 3.35m)

UPVC double glazed French doors to the rear, central heating radiator, gas fire to the chimney breast, TV point, cornice coving, picture rail.

Kitchen

21'01 x 9'42 (6.43m x 2.74m)

Hard wood double glazed window and door to the rear, central heating radiator, real wood panelled wall and base units, stone effect work surfaces, stainless steel sink, drainer and mixer taps, plumbing for a washing machine and a dishwasher, electric oven, microwave, gas hob extractor fan, Worcester Bosch combination boiler.

First Floor

Landing

17'73 x 14'75 (5.18m x 4.27m)

UPVC double glazed window, central heating radiator, staircase leading to the second floor, doors leading to three bedrooms and a shower room.

Bedroom One

16'67 x 13'35 (4.88m x 3.96m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail.

Bedroom Two

11'37 x 12'01 (3.35m x 3.68m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobes.

Bedroom Three

12'13 x 9'08 (3.66m x 2.95m)

UPVC double glazed window, central heating radiator.

Shower Room

9'85 x 5'04 (2.74m x 1.63m)

Double shower enclosure, direct feed rainfall shower head, vanity elevated wash basin and twin flush WC, Fully tiled elevations, tiled flooring, chrome heated towel rail, spotlights, PVC panelled ceiling.

Second Floor

Landing

10'68 x 7'44 (3.05m x 2.13m)

smoke alarm, storage, doors to bedroom four and office.

Bedroom Four

14'99 x 13'39 (4.27m x 3.96m)

UPVC double glazed window with park views, central heating radiator.

Storage

6'62 x 6'04 (1.83m x 1.93m)

skylight window.

Study

15'44 x 11'46 (4.57m x 3.35m)

Central heating radiator, doors leading to bathroom and further room (this room could be classed as a bedroom if a VELUX was installed)

Bathroom

9'13 x 8'80 (2.74m x 2.44m)

Hardwood double glazed window, wood panelled bath with direct feed power shower, low base WVC, pedestal wash basin, fully tiled elevations, central heating radiator.

Further Room

9'13 x 7'34 (2.74m x 2.13m)

UPVC double glazed window, fitted storage (could be a dressing room) .

External

Rear

Enclosed courtyard with access for bins, enclosing mature hedges and planted pots.

Front

Off road parking on a driveway.



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