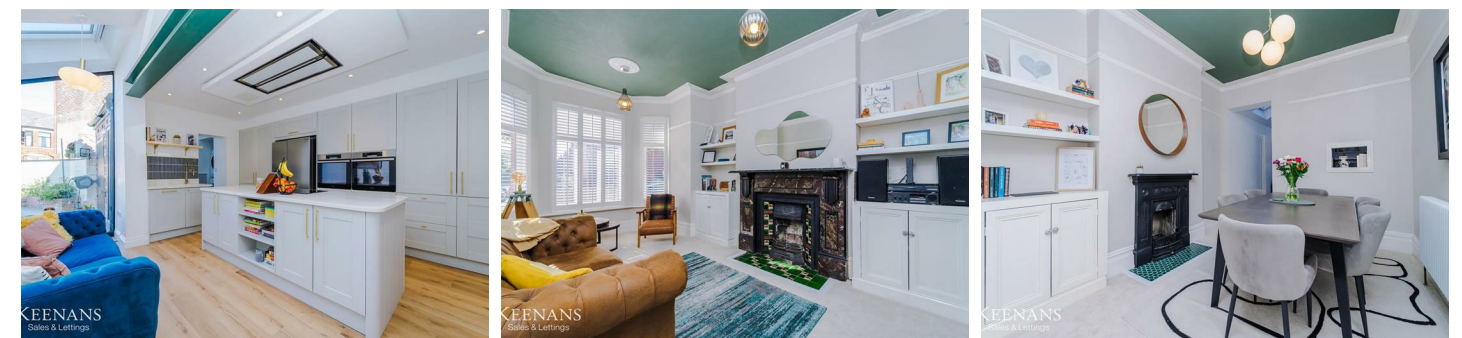


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Claremont Road, Salford, M6 7GP

£475,000

AN EXQUISITE FULLY UPDATED SEMI DETACHED FAMILY HOME

Flowing internally with character and charm, stylish interiors and modern fixtures and fittings, this exceptional five bedroom semi detached property is being proudly welcomed to the market in the desirable location of Salford. Having undergone a full transformation to the highest standard throughout with immaculate presentation, an abundance of indoor space and five double bedrooms, this property has been a credit to the current owners who have created a desirable and luxurious family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links. With off road parking, two bathrooms, open plan living space and enviable fully equipped kitchen, this property is the perfect family home truly not to be missed! With stunning original features, impressive converted cellar and beautifully landscaped garden, this property has everything needed for any potential buyer looking for a stylish and contemporary home.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen and houses staircases to the lower ground floor and first floor. The kitchen boasts modern wall and base units and integrated appliances and leads on to a utility room. The lower ground floor leads on to a fifth bedroom and WC. The first floor comprises of doors on to two double bedrooms, Jack and Jill bathroom, shower room and staircase to the second floor. The main bedroom leads on to the Jack and Jill bathroom. The second floor benefits from two additional double bedrooms. Externally there is an enclosed garden with bedding areas to the rear, as well as double gates for extra off road parking if desired. To the front there is a driveway with bedding areas.

For further information or to arrange a viewing please contact our Swinton branch.

Claremont Road, Salford, M6 7GP

£475,000

 5  2  2  D

- Exquisite Semi Detached Property
 - Modern Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating D
- Five Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Exterior
 - Council Tax Band C

Ground Floor

Entrance Hall

23'11 x 5'0 (7.29m x 1.52m)
Composite double glazed frosted front door, traditional column central heating radiator, coving, corbel, dado rail, wood effect laminate flooring, doors leading to two reception rooms kitchen, stairs to first floor and stairs to lower ground floor.

Reception Room One

16'9 x 10'11 (5.11m x 3.33m)
UPVC double glazed bay window, traditional column central heating radiator, coving, two ceiling roses, picture rail, open coal fire with mantel surround and tiled hearth, integrated alcove storage and open to reception room two.

Reception Room Two

11'7 x 9'10 (3.53m x 3.00m)
Traditional column central heating radiator, coving, picture rail, open coal fireplace with tiled hearth, integrated alcove storage and open to kitchen.

Kitchen

15'11 x 14'9 (4.85m x 4.50m)
Three Velux windows, UPVC double glazed window, two traditional column central heating radiators, spotlights, range of panelled wall and base units with quartz work surfaces, two butler cupboards, inset composite sink and drainer with high spout spring mixer tap, two integrated electric self-cleaning ovens, five ring AEG induction hob and integrated AEG ceiling extractor fan, space for American-style fridge freezer, integrated dishwasher, television point, counter island, wood effect laminate flooring and open to utility.

Utility

9'10 x 3'5 (3.00m x 1.04m)
Velux window, plumbing for washing machine, space for dryer, wood effect laminate flooring and UPVC double glazed frosted door to rear.

Lower Ground Floor

Landing

6'8 x 4'0 (2.03m x 1.22m)
Spotlights, wood effect laminate flooring, doors leading to bedroom five and WC.

Bedroom Five

15'4 x 9'2 (4.67m x 2.79m)
UPVC double glazed window, traditional column central heating radiator, spotlights, smoke detector, door to storage and wood effect lino flooring.

WC

3'11 x 3'4 (1.19m x 1.02m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, spotlights, extractor fan and wood effect lino flooring.

First Floor

Landing

18'0 x 5'0 (5.49m x 1.52m)
Dado rail, doors leading to two bedrooms and two bathrooms.

Bedroom One

16'7 x 15'9 (5.05m x 4.80m)
UPVC double glazed window, UPVC double glazed bay window, traditional column central heating radiator, coving, ceiling rose, picture rail, fitted wardrobes and door to Jack & Jill bathroom.

Jack & Jill Bathroom

11'7 x 9'10 (3.53m x 3.00m)
UPVC double glazed frosted window, traditional column central heating radiator with towel rail, dual flush WC, double vanity top wash basins with mixer taps, walk-in double direct feed rainfall shower, freestanding bath with mixer tap, tiled elevations, wood panel elevations, dado rail, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

10'3 x 10'1 (3.12m x 3.07m)
UPVC double glazed window, traditional column central heating radiator, original fireplace, picture rail and wood effect laminate flooring.

Shower Room

6'5 x 5'4 (1.96m x 1.63m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations spotlights, extractor fan and wood effect laminate flooring.

Second Floor

Landing

8'6 x 5'1 (2.59m x 1.55m)
Velux window, doors leading to bedroom three and bedroom four.

Bedroom Three

15'5 x 15'2 (4.70m x 4.62m)
UPVC double glazed window and traditional column central heating radiator.

Bedroom Four

11'8 x 9'10 (3.56m x 3.00m)
UPVC double glazed window and traditional column central heating radiator.

External

Rear

Enclosed garden with bedding areas and double gates for extra off road parking if desired.

Front

Off road parking and bedding areas.

