



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D	57		
(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 8QG

£450,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME WITH STUNNING PERIOD FEATURES

Flowing internally with character and charm, an abundance of indoor and outdoor space and immaculate presentation, this idyllic four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Salford. With stunning original features, beautifully maintained gardens, impressive cellar and neutral decoration, this exceptional property is the perfect family home ready to move straight into! A credit to the current owner, this property has been presented beautifully into a desirable and contemporary family home whilst keeping and maintaining the character this property has to offer! With beautifully landscaped gardens, four generously sized bedrooms and an added utility extension, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, dining room and houses a staircases to the first floor and lower ground floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room which guides you on to a WC. The lower ground floor benefits from three fantastic cellar spaces. The first floor comprises of doors on to four generously sized bedrooms, a modern shower room and separate WC. Externally there is an enviable garden to the rear with composite, Indian stone paving, bedding, mature shrubs and pond. To the front there is a garden with bedding areas, mature shrubs and off road parking.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Claremont Road, Salford, M6 8QG
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**4****1****2****D**

- Exceptional Semi Detached Property
 - Stunning Original Features Throughout
 - Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Versatile Cellar Space
 - Tenure Leasehold
- Two Piece Shower Room
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

22'0 x 15'1 (6.71m x 4.60m)
Hardwood single glazed frosted leaded stained glass front door, hardwood single glazed leaded frosted stained glass sash window, central heating radiator, coving, picture rail, dado rail, hardwood doors leading to reception room, dining room, kitchen, stairs to lower ground floor and stairs to first floor.

Reception Room

16'7 x 15'8 (5.05m x 4.78m)
Hardwood single glazed leaded window with partial stained glass window, coving, picture rail, open coal gas fire with tiled surround and granite hearth, integrated alcove storage, television point and three feature wall lights.

Dining Room

15'10 x 11'5 (4.83m x 3.48m)
Hardwood single glazed leaded window with partial stained glass, coving, picture rail, wood effect laminate flooring and open to kitchen.

Kitchen

15'0 x 9'11 (4.57m x 3.02m)
Plinth heater, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven with four ring induction hob and extractor hood, integrated fridge, integrated dishwasher, spotlights, wood effect laminate flooring, door to utility and hardwood double glazed door to rear.

Utility

10'10 x 5'4 (3.30m x 1.63m)
Hardwood single glazed sash window, hardwood double glazed window, central heating radiator, base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge and freezer, spotlights, lino flooring and door to WC.

WC

5'4 x 3'5 (1.63m x 1.04m)
Hardwood double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, spotlights and extractor fan.

Lower Ground Floor

Cellar Room One

13'3 x 5'6 (4.04m x 1.68m)
Power, lighting, open to cellar room two, hardwood door to cellar room three and coal store.

Cellar Room Two

14'6 x 9'9 (4.42m x 2.97m)
Hardwood dingle glazed window, power and lighting.

Cellar Room Three

15'2 x 10'8 (4.62m x 3.25m)
Power, lighting, Vaillant boiler, hardwood doors to rear.

Coal Store

7'1 x 5'6 (2.16m x 1.68m)

First Floor

Landing

17'2 x 8'3 (5.23m x 2.51m)
Skylight, central heating radiator, loft access, smoke detector, hardwood doors to four bedrooms, shower room and WC.

Bedroom One

16'10 x 13'6 (5.13m x 4.11m)
Hardwood single glazed bay window with partial stained glass, central heating radiator, picture rail, spotlights, original coal fireplace with tiled hearth and surround and integrated wardrobes.

Bedroom Two

12'5 x 11'5 (3.78m x 3.48m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bedroom Three

12'5 x 10'0 (3.78m x 3.05m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Four

10'0 x 8'2 (3.05m x 2.49m)
Hardwood single glazed leaded window with partial stain glass, central heating radiator and picture rail.

Shower Room

6'11 x 5'4 (2.11m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, walk-in double direct feed shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, PVC to ceiling, extractor fan and wood effect laminate flooring.

WC

4'6 x 2'5 (1.37m x 0.74m)
UPVC double glazed frosted window, dual flush WC, dado rail and wood effect laminate flooring.

External

Rear

Enclosed garden with composite decking, Indian stone paving, bedding areas, mature shrubbery and pond.

Front

Indian stone driveway and mature shrubbery.

