



Claremont Road
Salford



In Excess of £170,000

Claremont Road

Salford

Presenting a fabulous opportunity to purchase this COMMERCIAL PROPERTY OVER THREE FLOORS, Situated in the popular Irlams o' th' Height with NO CHAIN and not to be missed!

Council Tax band: TBD

Tenure: Leasehold

- Offered for sale by Hills Property Auctions!
- Coming to the market CHAIN FREE
- IDEAL INVESTMENT WITH LOTS OF POTENTIAL
- COMMERCIAL PROPERTY OVER THREE FLOORS
- Located in the Popular Irlams O' Th' Height
- ON STREET PARKING
- CELLAR WITH KITCHEN AREA AND STAFF ROOM
- Currently used as a hairdressers over two floors
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



Ground Floor

14' 9" x 19' 1" (4.50m x 5.82m)

Entered via a uPVC front door. Complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with wooden flooring.

Floor One

14' 9" x 19' 1" (4.50m x 5.82m)

Complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with laminate flooring.

W.C.

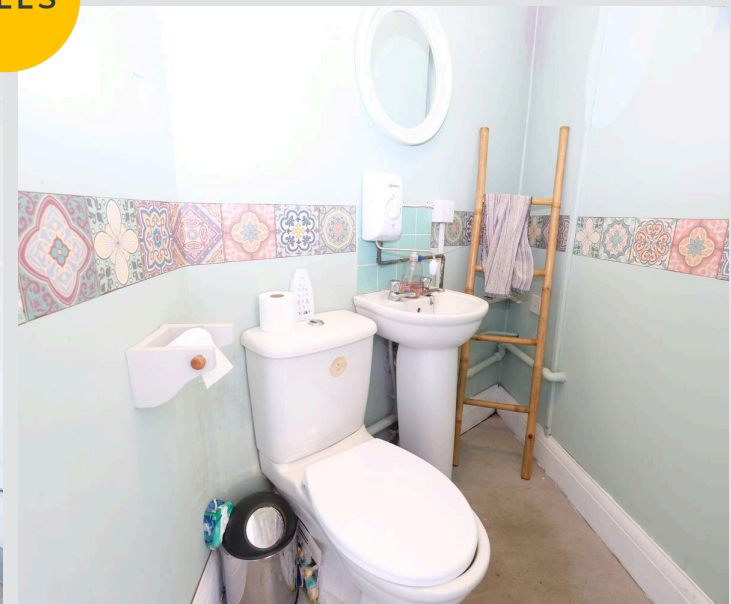
4' 9" x 4' 4" (1.45m x 1.32m)

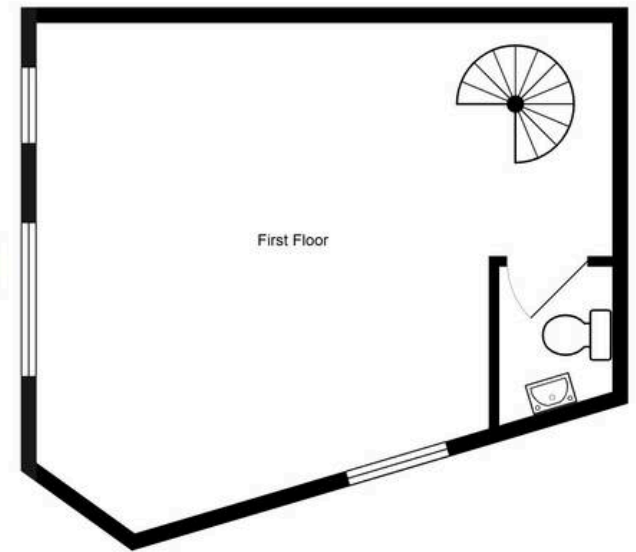
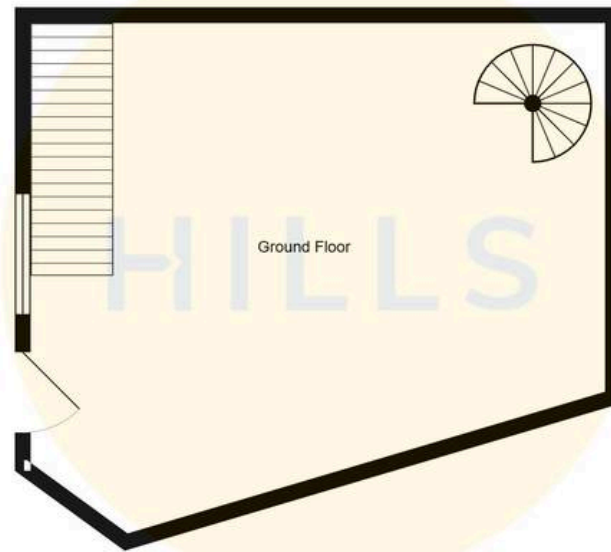
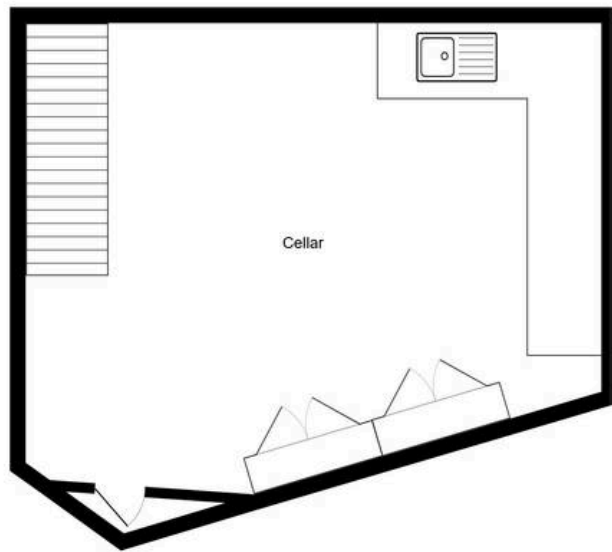
Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point and laminate flooring.

Cellar

14' 9" x 19' 1" (4.50m x 5.82m)

Featuring complementary base units with space for a washing machine, dryer and fridge freezer. Complete with a ceiling light point, wall mounted radiator and carpet flooring.







Hills | Salfords Estate Agent

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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.