

Claremont Road

Salford



In Excess of £475,000

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Salford

A PRESTIGIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME COMING TO THE MARKET CHAIN FREE! THE PROPERTY IS SITUATED OVER FOUR FLOORS AND IS IMMACULATLY PRESENTED THROUGHTOUT!

Council Tax band: D

Tenure: Freehold

- PRESTIGIOUS THREE BEDROOM, SEMI-DETACHED FAMILY HOME LOCATED ON A POPULAR ROAD
- COMING TO THE MARKET CHAIN FREE!
- SITUATED OVER FOUR FLOORS
- BOASTS A CELLAR WITH FOUR CHAMBERS
- CONVERTED LOFT SPACE USED AS A WORKSHOP
- CONTEMPORARY EXTENDED FITTED KITCHEN DINER
- SPACIOUS FOUR-PIECE FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY TO THE FRONT PROVIDING OFF-ROAD PARKING FOR MULTIPLE CARS AND IMMACULATLY PRESENTED REAR GARDEN
- JUST A STONES THROW FROM BUILE HILL PARK AND WITHIN EASY ACCESS OF SALFORD ROYAL HOSPITAL AND LOCAL SCHOOLING



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Entrance Hallway

15' 7" x 8' 8" (4.75m x 2.64m)

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

Lounge

12' 2" x 17' 6" (3.71m x 5.33m)

Featuring a log burner. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with wooden floorboards.

Dining Room

15' 3" x 12' 1" (4.66m x 3.69m)

Complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with a wooden door and wooden floorboards.

Kitchen

19' 0" x 9' 0" (5.78m x 2.74m)

Featuring complementary wall and base units with space for a fridge freezer, dishwasher, washing machine, oven, hob and extractor. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with a wooden door and tiled flooring.

Bathroom

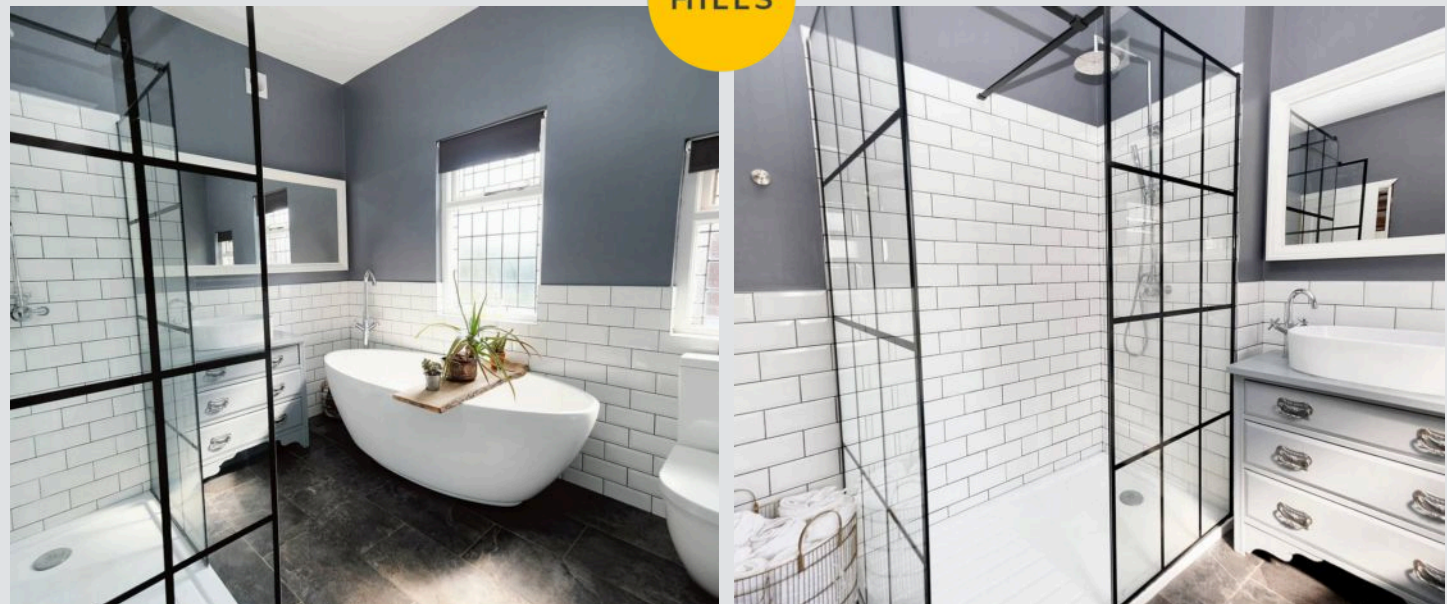
9' 9" x 8' 8" (2.97m x 2.63m)

Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with a ceiling light point, extractor, two double glazed windows and heated towel rail. Fitted with tiled flooring.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.42m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with wooden floorboards.



Bedroom Two

12' 6" x 13' 4" (3.82m x 4.06m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with wooden floorboards.

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.65m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with wooden floorboards.

Loft Room

20' 2" x 18' 10" (6.14m x 5.75m)

Complete with a ceiling light point, Velux window and boarded flooring.

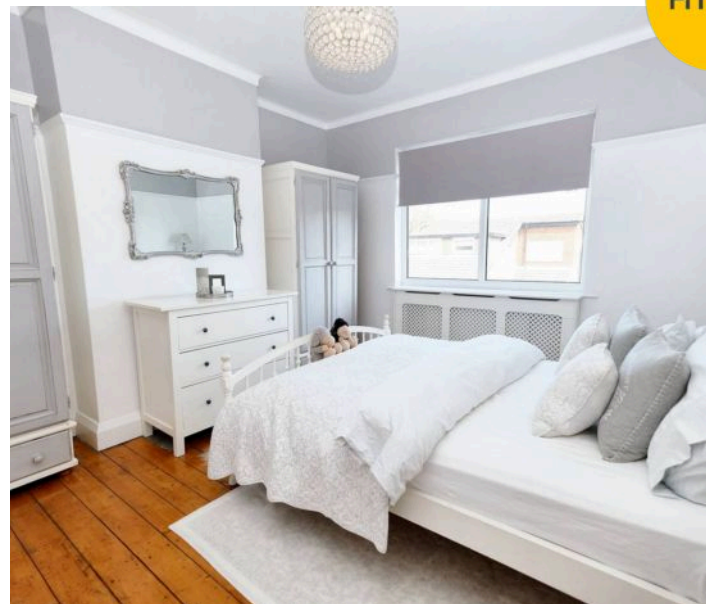
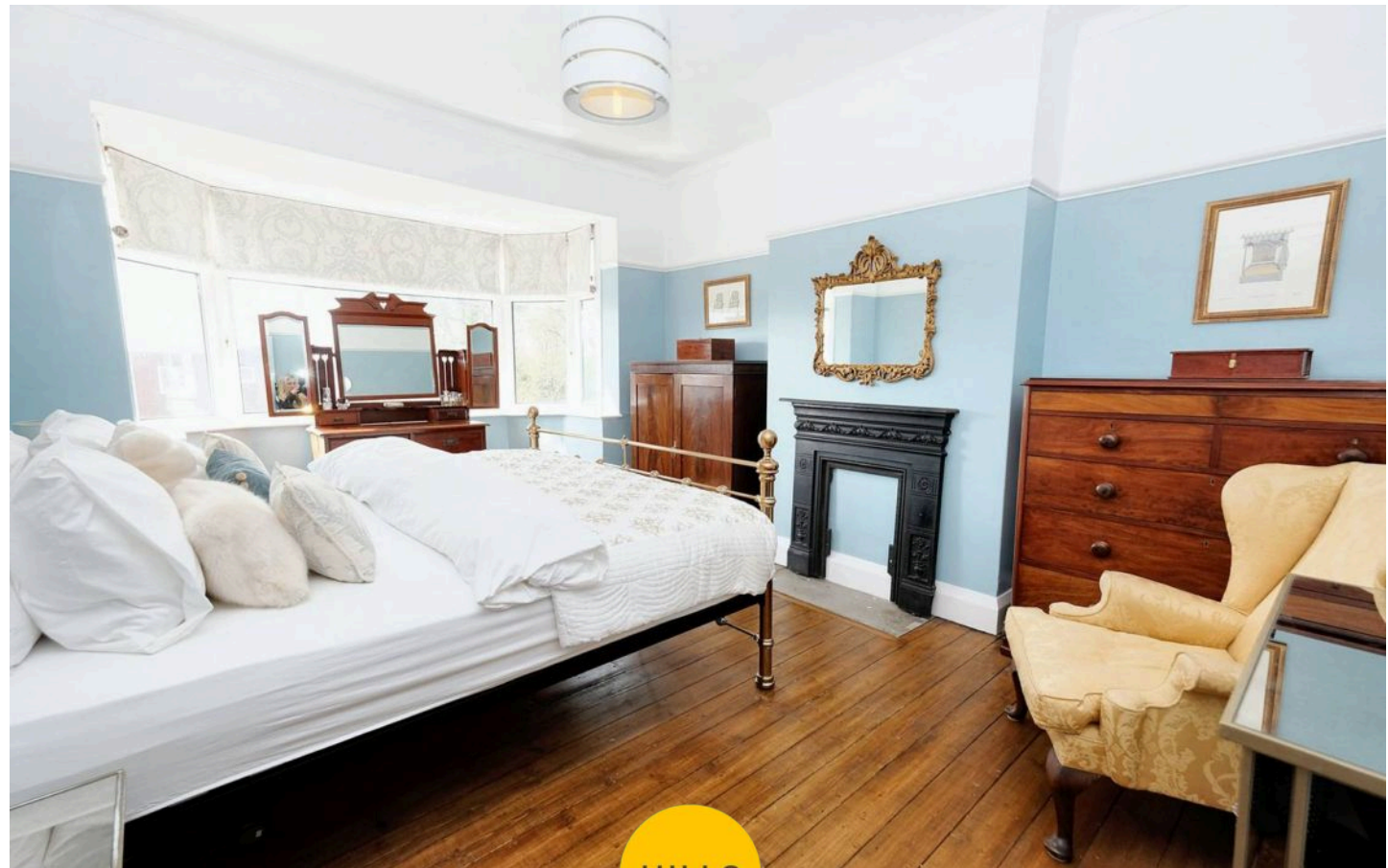
Cellar

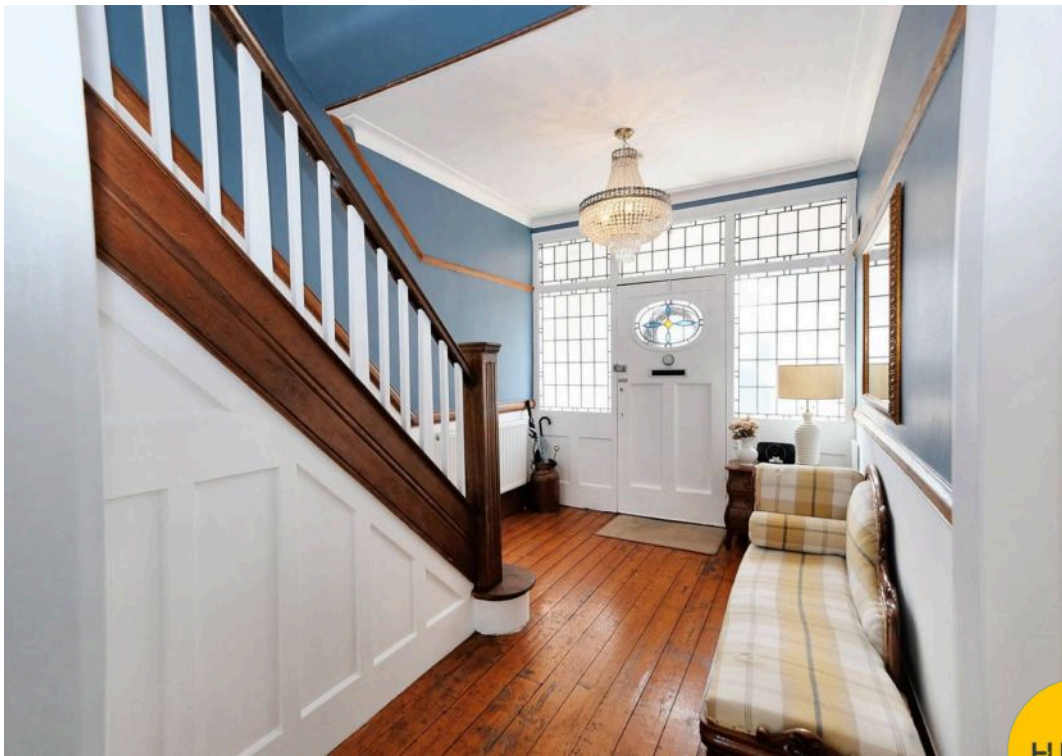
Room One (3.66m x 5.15m) Complete with ceiling spotlights, double glazed window and wooden flooring.

Room Two (3.63m x 4.28m) Complete with ceiling spotlights and wooden flooring.

Room Three / Utility Space (2.57m x 2.98m) Complete with a ceiling light point and brick walls.

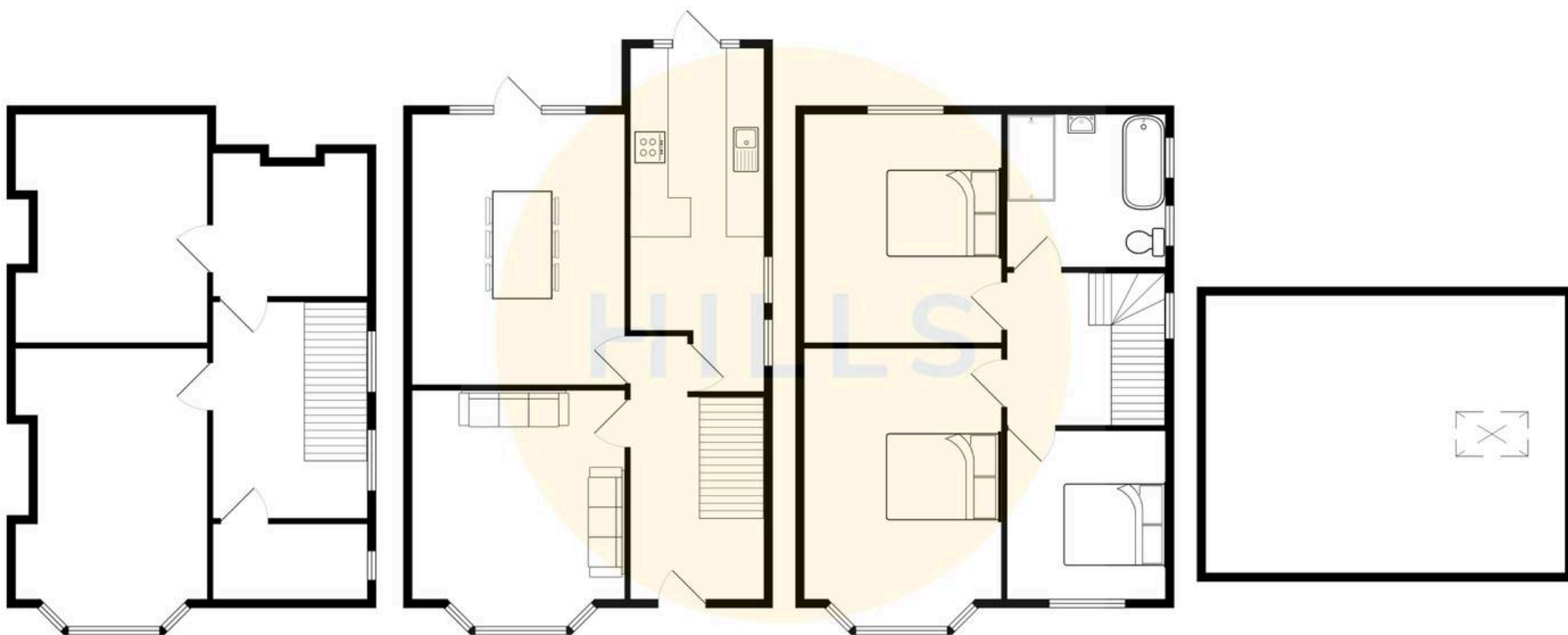
Room Four (2.46m x 1.55m) Complete with a ceiling light point.





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