



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(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

Offers Over £400,000

****IDEAL HOME FOR A GROWING FAMILY****

Conveniently situated in the heart of a popular area of Salford stands this spacious five-bedroom semi-detached family home. Flowing with generously sized accommodation throughout finished with tasteful neutral décor, the property is ideal for a growing family looking to put their personal stamp on a property to make it their dream home. Boasting easy access to local amenities and major commuter routes, the property is complete with an enclosed paved rear garden and gated off-road parking.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with doors leading to the front reception room and a further hall. The further hall has stairs leading to the first floor, door leading to stairs to the lower ground floor, door leading to the kitchen and is open to the second reception room. The kitchen/diner has a door leading to the rear. To the lower ground floor, you will find doors leading to a WC and utility room. To the first floor is a landing with stairs leading to the second floor and doors leading to three generously sized bedrooms and a three-piece family bathroom. To the second floor is a landing with doors leading to two more bedrooms. Externally the property boasts an enclosed rear paved yard with gated off-road parking. To the front of the property is block-paved off-road parking for one vehicle.

For further information, or to arrange a viewing, please contact sales team at your earliest convenience.

Claremont Road, Salford, M6 7GP

Offers Over £400,000

 5  2  2  D

- Semi Detached House
- Large Dining Kitchen
- Tenure Leasehold
- Council Tax Band C
- Five Bedrooms
- Family Bathroom
- Popular Area With Viewing Essential
- Two Reception Rooms
- Separate WC
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

9'6" x 3'5" (2.90 x 1.04)

Cornice coving to the ceiling, central heating radiator, wood effect flooring and door to reception room one and further hall.

Reception Room One

16'5" x 11'8" (5.00 x 3.56)

UPVC double glazed bay window, central heating radiator, cornice coving, gas fire with decorative mantle, two feature wall lights, wood effect flooring and door to the inner hallway.

Inner Hallway

14'2" x 4'7" (4.32 x 1.40)

Stairs to the first floor, wood effect flooring and doors to the stairs to the lower ground floor, door to the kitchen which is open with reception room two.

Reception Room Two

11'7" x 10'6" (3.53 x 3.20)

Central heating radiator, cornice coving to the ceiling, gas radiant fire, television point, wood effect flooring and UPVC double glazed door to the rear.

Kitchen

18'6" x 9'10" (5.64 x 3.00)

Two UPVC double glazed windows, central heating radiator and a mix of wood effect panelled wall and base units, granite effect work tops, breakfast bar, Leisure range cooker, five ring gas hob and warming plate, extractor fan, tiled splashbacks, stainless steel sink, drainer and mixer tap, space for a fridge freezer, ideal logic combination boiler, tiled flooring and a UPVC double glazed frosted door to the rear.

Lower Ground Floor

Door to WC and the utility room.

WC

7'10" x 3'2" (2.39 x 0.97)

Central heating radiator and low basin WC.

Utility Room

15'8" x 8'1" (4.78 x 2.46)

Meters and fuse box, work top with wash basin and traditional taps, plumbing for a washing machine and space for a tumble dryer.

First Floor

Landing

Stairs to the second floor and doors to three bedrooms and a bathroom.

Bedroom One

16'4" x 14'10" (4.98 x 4.52)

UPVC double glazed bay window and with box seat, UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

Bedroom Four

11'7" x 10'4" (3.53 x 3.15)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Five

10'0" x 8'9" (3.05 x 2.67)

UPVC double glazed window, central heating radiator and shower cubical, extractor fan and wood effect flooring.

Bathroom

9'4" x 6'9" (2.84 x 2.06)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer tap and rinse head, PVC panelled elevations and tiled flooring.

Second Floor Landing

Loft access and the sky light and doors to two bedrooms.

Bedroom Two

15'0" x 10'1" (4.57 x 3.07)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

11'3" x 10'6" (3.43 x 3.20)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en-suite WC.

En-Suite WC

4'10" x 3'7" (1.47 x 1.09)

Low basin WC and vanity top wash basin with mixer tap.

Externally

Rear

Enclosed paved yard with gated off road parking for one vehicle.

Front

Block paved area for off road parking and borders for plants.

