

ALARM  
SECURITY  
SERVICES

Claremont Road, Salford

Salford



Offers in Region of £280,000

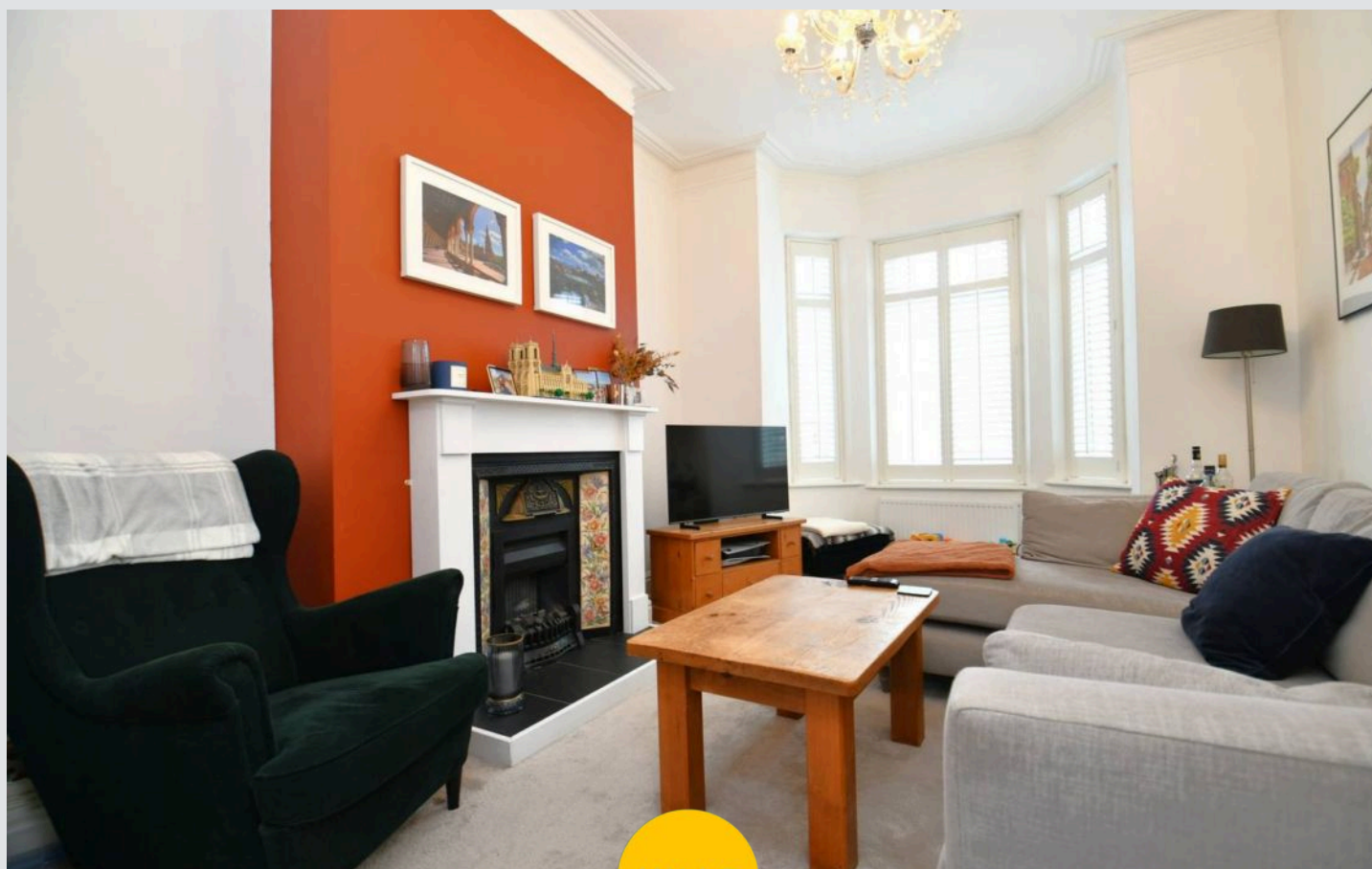
# 62 Claremont Road

Salford, Salford

Beautifully Presented, Three Bedroom Bay-Fronted Period Property Located in the Popular Irlam o'th' Heights! Tastefully Decorated and Situated Over Three Floors, Boasting Three Double Bedrooms! Council Tax band: A

Tenure: Freehold

- Beautifully Presented, Three Bedroom Bay-Fronted Period Property
- Located on a Popular Road Just a Short Walk from Light Oaks Park and Local Schooling
- Bay-Fronted Lounge and a Spacious Dining Room
- Three Double Bedrooms, with the Largest on the Top Floor
- Stylish Three-Piece Bathroom
- Modern Fitted Kitchen
- Large Cellar that Could Offer Further Development Potential
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Access to a Communal Garden to the Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



### Entrance Hallway

### Lounge

14' 7" x 11' 1" (4.45m x 3.37m)

### Dining Room

14' 2" x 11' 5" (4.33m x 3.49m)

### Kitchen

13' 1" x 7' 1" (3.98m x 2.16m)

### 1st Floor Landing

### Bedroom One

14' 11" x 8' 10" (4.54m x 2.70m)

### Bedroom Three

13' 0" x 9' 5" (3.95m x 2.87m)

### Bathroom

7' 1" x 6' 8" (2.15m x 2.02m)

### 2nd Floor Landing

### Bedroom Two

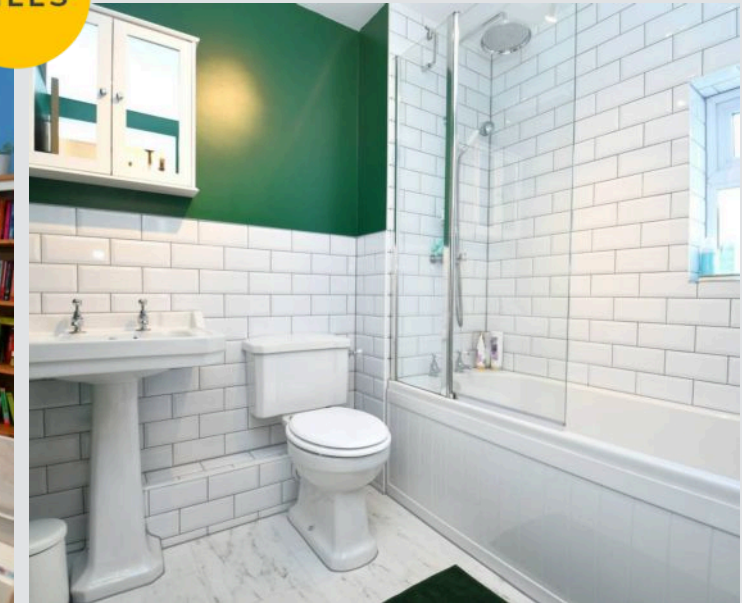
22' 2" x 13' 4" (6.75m x 4.07m)

### Cellar

Currently used for storage but offers excellent development potential



HILLS



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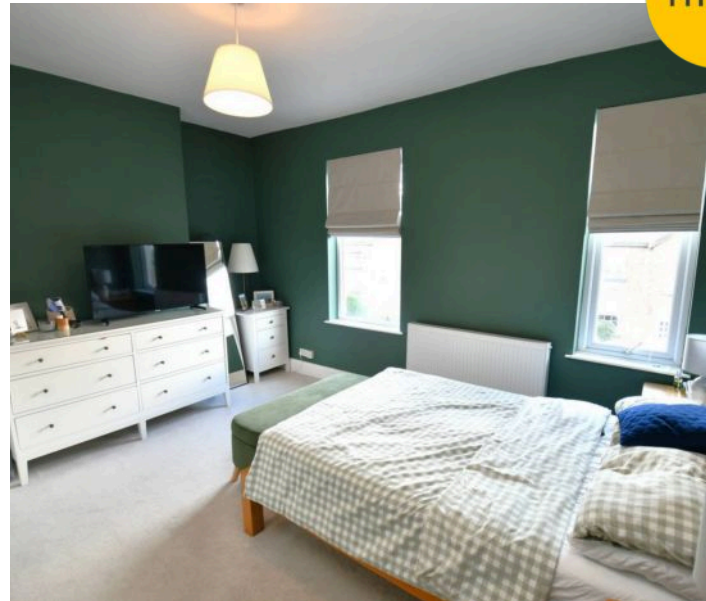
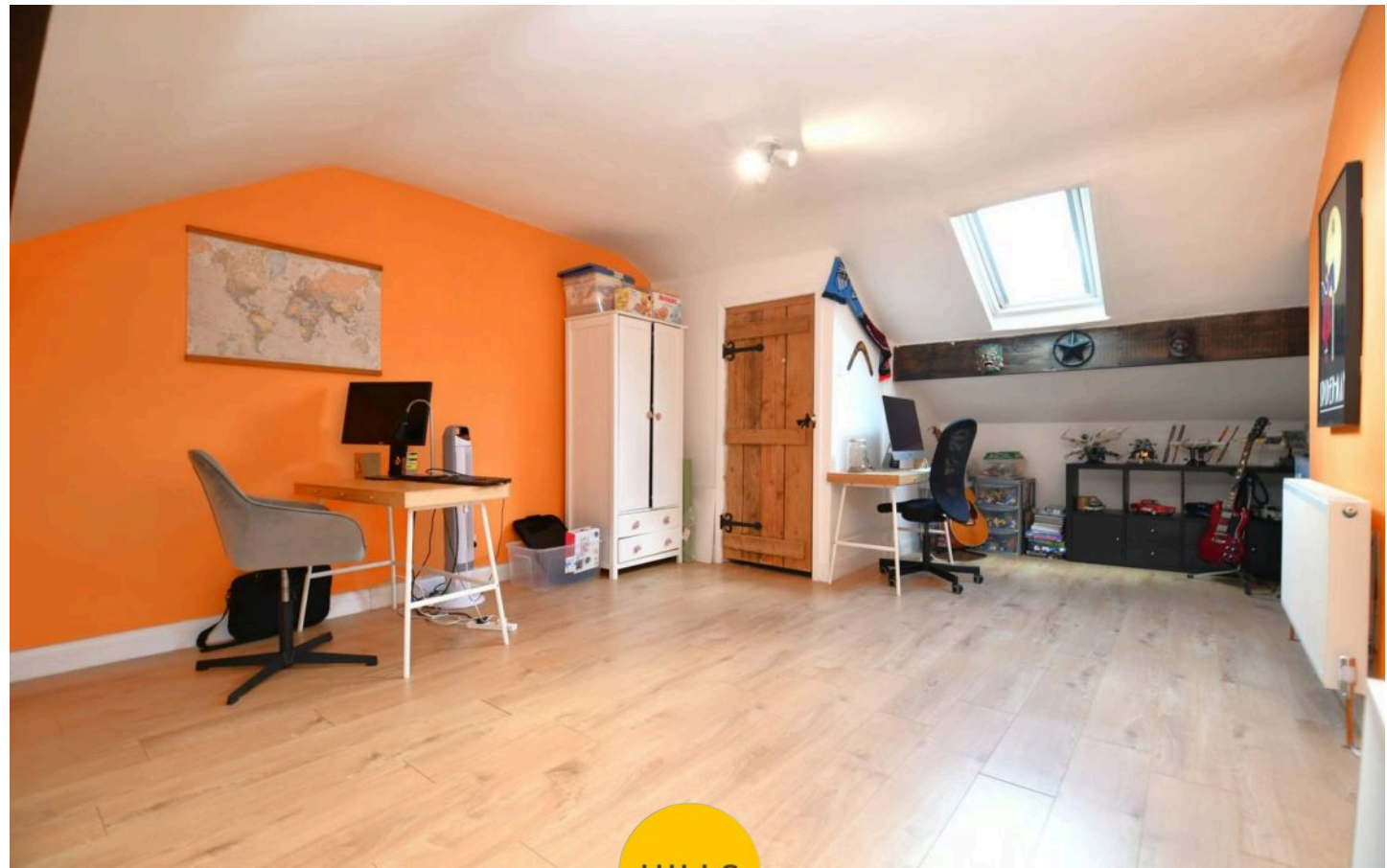
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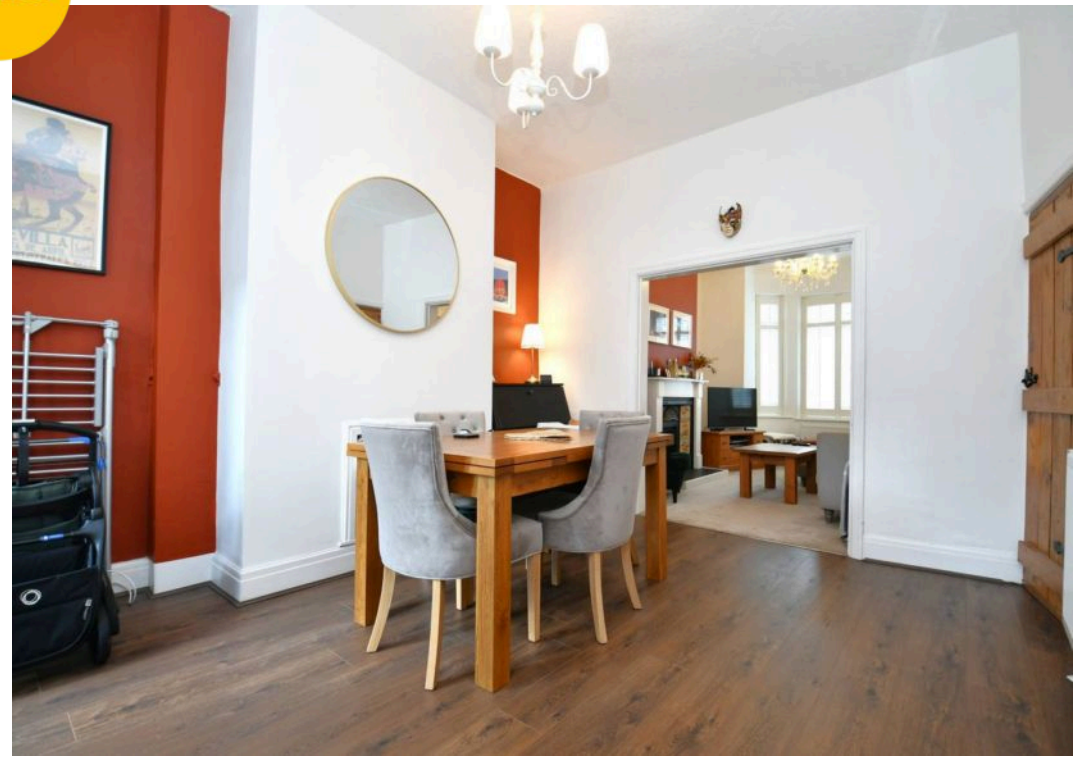
**Cellar**

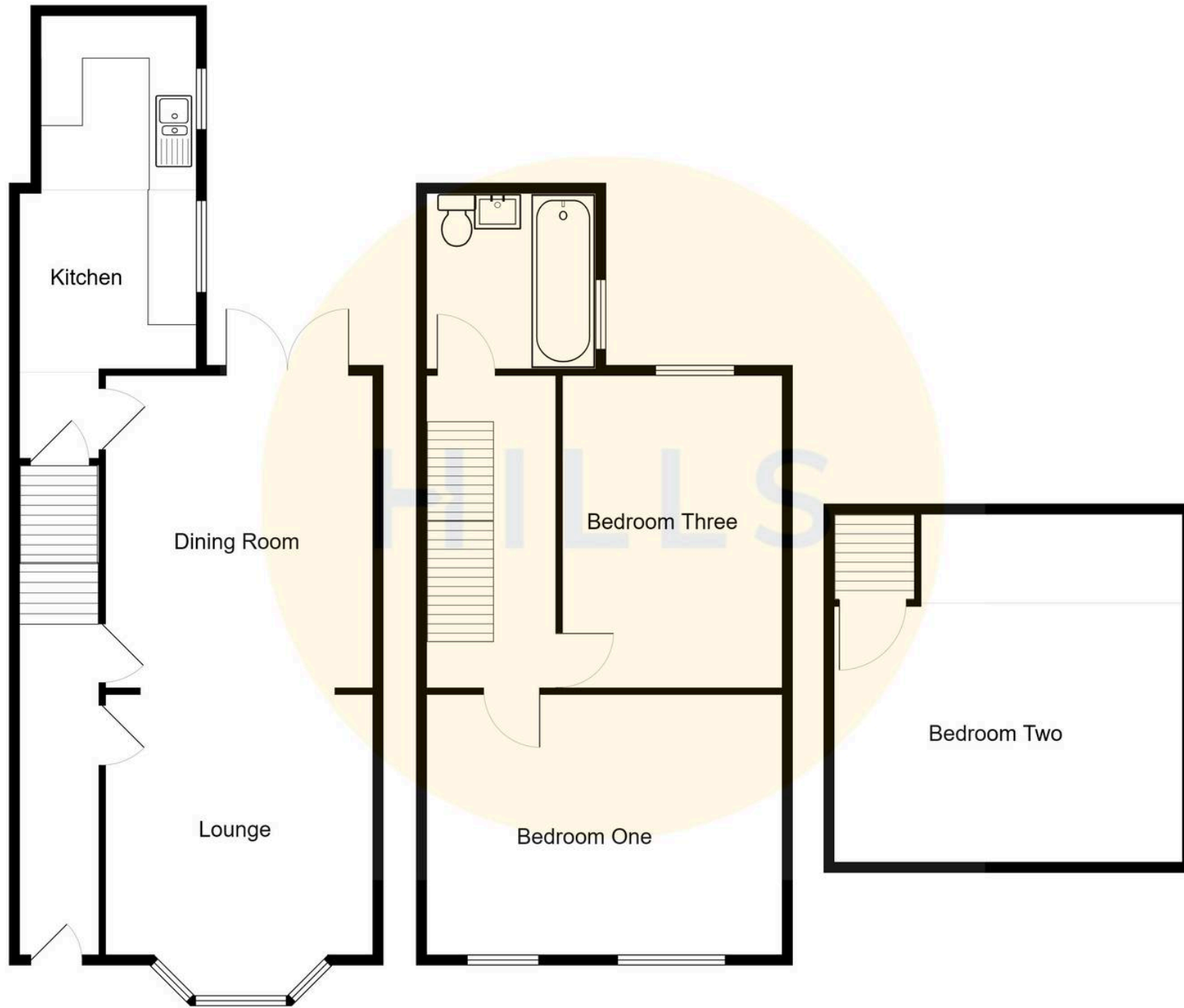
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.