



## Claremont Road, Salford, M6 8QG

**£1,650**

THE PERFECT FOUR BEDROOM FAMILY HOME!!!

Here we have the perfect family home in the heart of Salford being offered to the rental market. This stunning home has been modernised to a fantastic standard and has the most amazing open family room to the rear of the property with patio doors leading to the rear and kitchen, lounge and dining space. The property also comes with four good sized bedrooms and a converted cellar that would make a perfect play room or office. Claremont Road finds itself on all major bus routes, good commuter links and within close proximity of Salford Royal Hospital, Media City, Manchester city centre and a handful of great local schools.

Guiding you through the property, there is an entrance hallway giving you access to the family room, living room, downstairs w/c, cellar and stairs to the first floor. The family room consists of a stunning fitted kitchen with all high spec integrated appliances and solid wood works tops, as well as space for dining and living. There are also patio doors giving access to the rear garden. To the first floor there are four good sized bedrooms and a family bathroom. The property also has a converted cellar which can have a number of practical uses. Externally there is off road parking to the front of the property and to the rear there is an enclosed garden.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

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- Four Good Size Bedrooms
- Stunning Dining Kitchen
- Close Proximity to Local Amenities
- Council Tax Band C
- Semi Detached Property
- Off Road Parking
- Excellent Transport and Commuter Links
- Downstairs WC/Utility Room
- Gardens Front and Rear
- EPC Rating D

## Ground Floor

### Entrance Porch

Steps leading to a UPVC double glazed entrance porch with French doors and surround open into the entrance porch with a feature porthole window and a further door into the entrance hall.

### Entrance Hall

Central heating radiator, stairs leading to the first floor and doors to the lounge and dining kitchen and access to under the stairs.

### Lounge

14'4" x 14'0" (4.37 x 4.27)

UPVC double glazed box bay window to the front, ceiling light point, central heating radiator, feature fire place with white Adam surround and a picture rail.

### Dining Room

17'6" x 10'7" (5.33 x 3.23)

Wood effect laminate flooring with UPVC double glazed French doors leading to the rear garden, two ceiling light points, central heating radiator and open to the kitchen area.

### Kitchen Area

11'5" x 9'6" (3.48 x 2.90)

Fitted with a range of wall, base, wine rack and drawer units with complementary wood work surfaces and upstands, Belfast sink with mixer tap, integrated electric oven, hob and extractor with stainless steel splash back, integrated fridge freezer and a UPVC double glazed window overlooking the rear garden.

### Basement

13'5" x 20'3" (4.09 x 6.17)

Basement room currently used as a snug / office and for storage, this useful adaptable room has also been previously used as a games room and a lounge, with ceiling spot lights and the wall mounted boiler.

## First Floor

### Landing

Stairs leading from the ground floor and doors to the bedrooms and bathroom.

### Bedroom One

11'9" x 14'4" (3.58 x 4.37)

UPVC double glazed box bay window to the front elevation, ceiling light point and a central heating radiator.

### Bedroom Two

16'7" x 10'8" (5.05 x 3.25)

UPVC double glazed window to the rear elevation, ceiling light point and a central heating radiator.

### Bedroom Three

8'4" x 8'0" (2.54 x 2.44)

UPVC double glazed window to the rear, ceiling light, radiator and carpeted.

### Bedroom Four

8'6" x 7'9" (2.59 x 2.36)

UPVC double glazed window to the front elevation, ceiling light point and a central heating radiator.

### Bathroom

Fitted with a white three piece suite comprising L-Shaped bath with shower and screen over, close couple WC and a vanity unit with wash basin, part tiled elevations, tiled flooring, inset spot lighting and a frosted UPVC double glazed window to the rear.

### External

#### Front

Block paved drive offering off road parking and an elevated front garden.

#### Rear

Low maintenance rear garden.

### Agents Notes

Council Tax Band C.

