



Claremont Road, Salford

Salford



In Excess of £460,000

Claremont Road

Salford

A PRESTIGIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME COMING TO THE MARKET CHAIN FREE!
Located on THE POPULAR CLAREMONT ROAD, JUST A STONES THROW FROM BUILE HILL PARK!

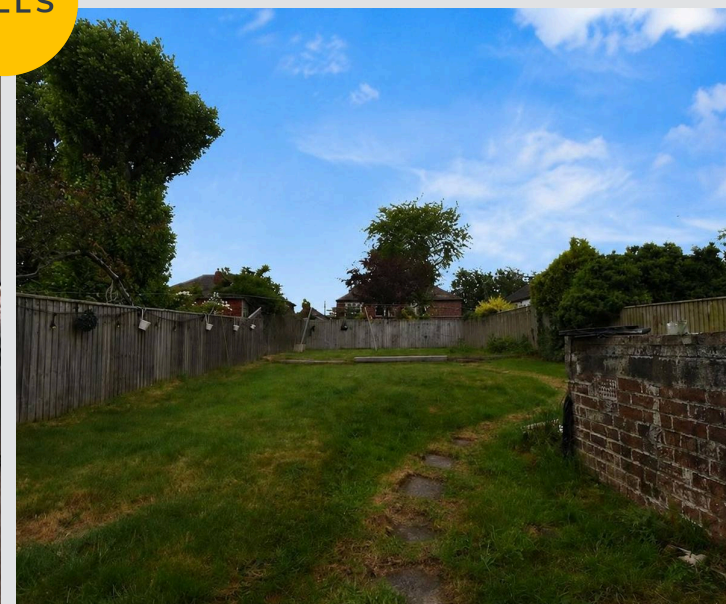
Council Tax band: D

Tenure: Freehold

- Prestigious three bedroom, semi-detached family home located on a popular road and coming to the market CHAIN FREE!
- Benefitting from a kitchen extension and loft room currently used as a bedroom, with its own en-suite!
- Situated over three fantastic floors
- Modern extended fitted kitchen diner, complete with a utility space
- Four double bedrooms
- Stunning four piece bathroom suite and an en-suite to the top floor
- Spacious family lounge
- Large driveway to the front providing off-road parking for multiple cars, and generous front and rear low maintenance gardens
- Situated just a stones throw from Buile Hill Park and within easy access of Salford Royal Hospital and local schooling



HILLS



Entrance Hallway

16' 2" x 8' 8" (4.92m x 2.63m)

Reception Room One

16' 1" x 12' 8" (4.91m x 3.86m)

Reception Room Two

16' 2" x 12' 5" (4.93m x 3.79m)

Kitchen Diner

20' 5" x 12' 3" (6.23m x 3.74m)

Utility Room

11' 11" x 9' 0" (3.63m x 2.74m)

Landing

Bedroom One

16' 2" x 12' 8" (4.94m x 3.86m)

Bedroom Two

14' 6" x 12' 6" (4.42m x 3.81m)

Bedroom Three

10' 5" x 8' 9" (3.18m x 2.66m)

Bathroom

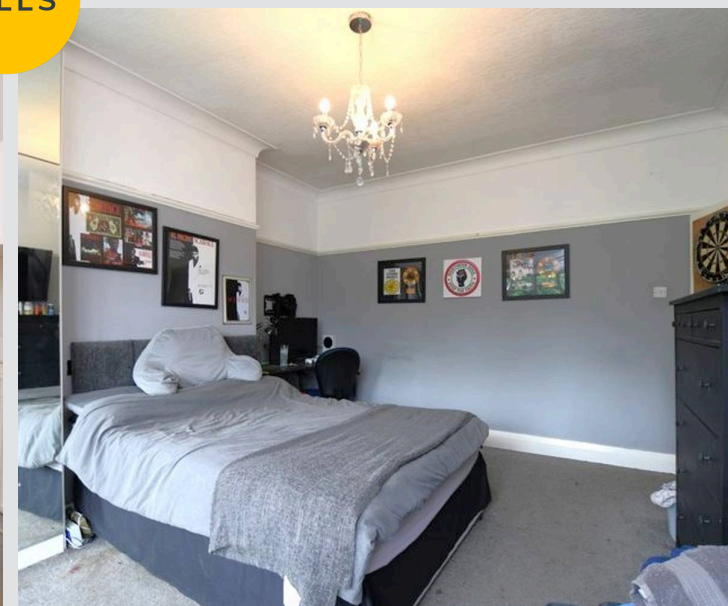
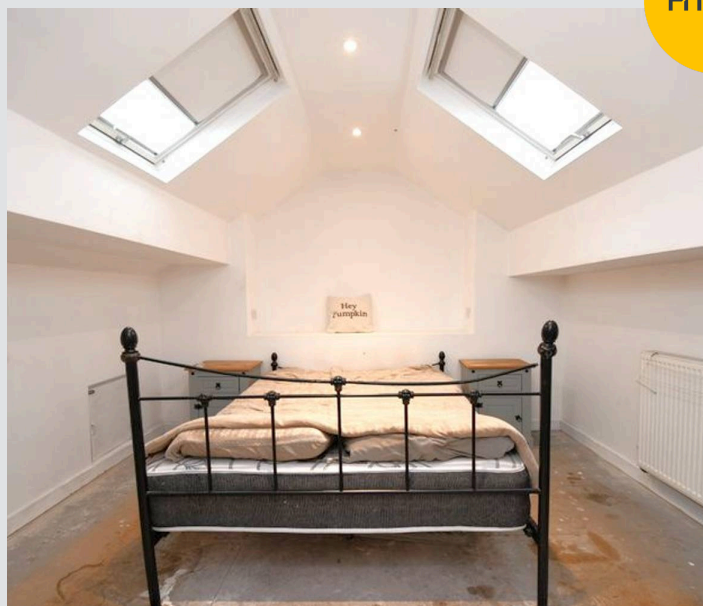
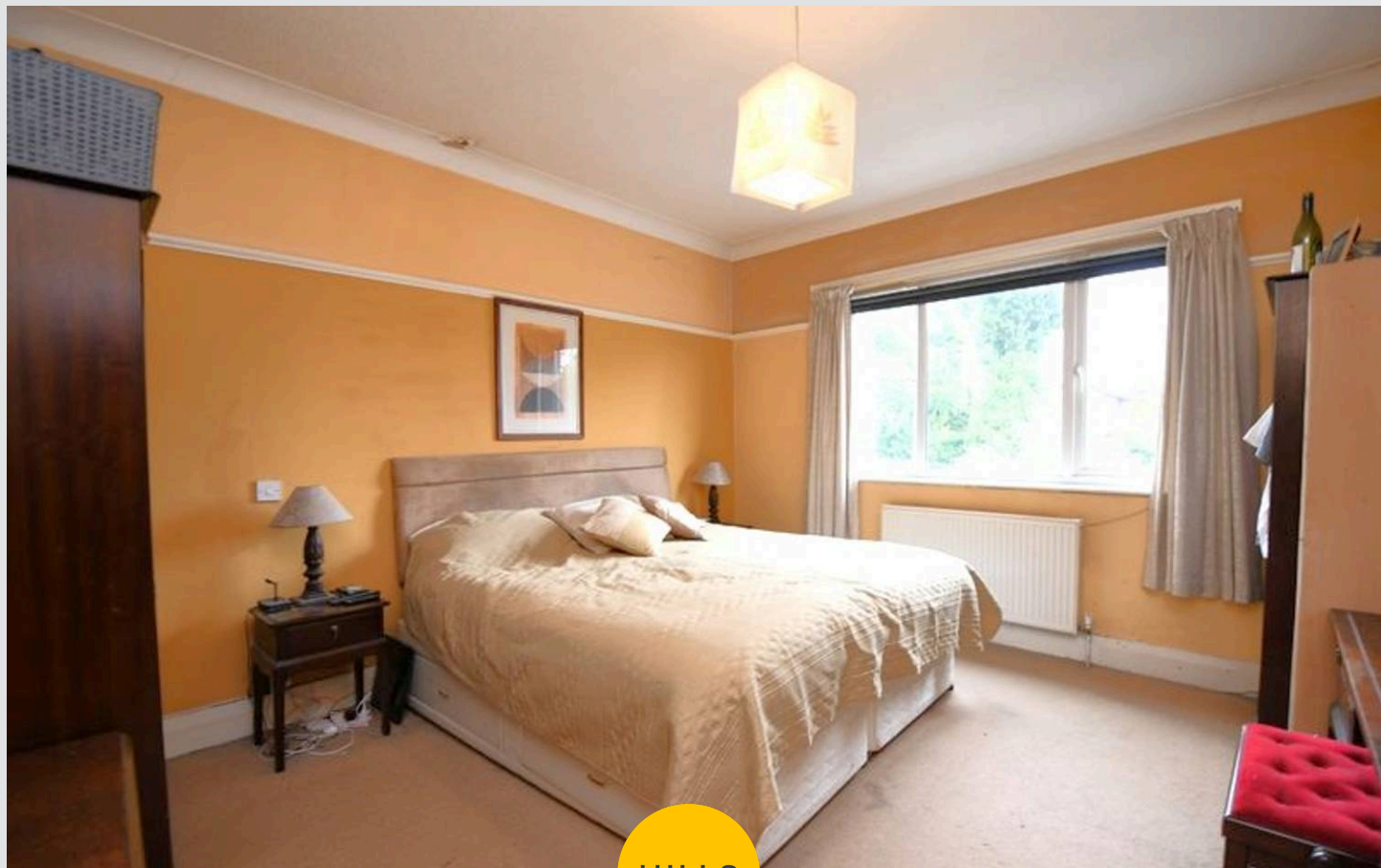
10' 6" x 8' 7" (3.21m x 2.61m)

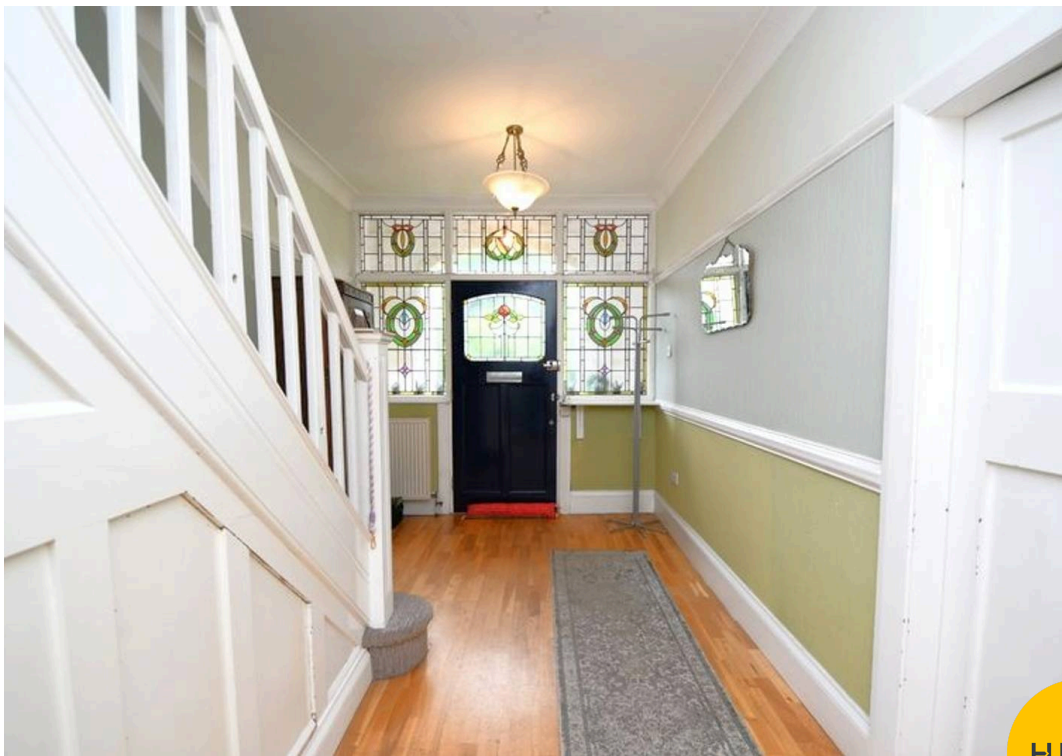
En suite

5' 1" x 5' 8" (1.56m x 1.73m)

Loft

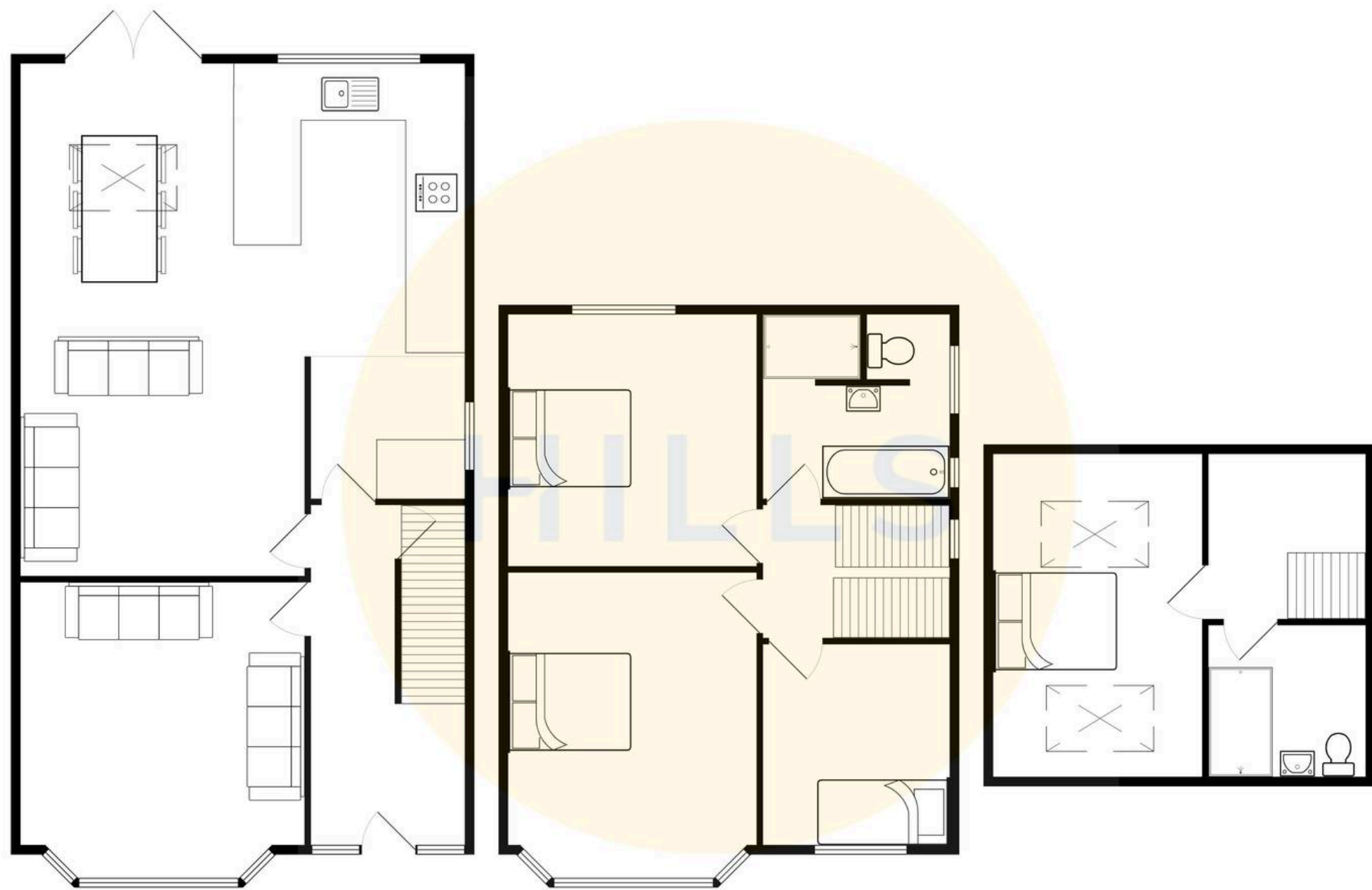
13' 1" x 11' 11" (3.99m x 3.64m)





HILLS







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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.