



Chomlea Manor Claremont Road, Salford



In Excess of £220,000

Salford

# Chomlea Manor Claremont Road

Salford

Council Tax band: B

Tenure: Freehold

- Offered With No Onward Chain
- Spacious Three Bedroom Family Home
- Large Lounge with Patio Doors to the Rear and an Additional, Generously Sized Dining Room
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Three Generously Sized Bedrooms
- Benefits from a Downstairs W/C
- Driveway and a Garage Providing Off-Road Parking
- Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Buile Hill Park
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, storage cupboard and laminate flooring.

### Lounge

13' 11" x 10' 6" (4.25m x 3.21m)

Complete with a ceiling light point, patio doors to the rear and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

10' 5" x 7' 9" (3.18m x 2.36m)

Featuring complementary wall and base units with space for a fridge freezer, washing machine and cooker.

Complete with ceiling spotlights, patio doors to the rear, half tiled walls and tiled flooring.

### Dining Room

11' 4" x 16' 8" (3.46m x 5.07m)

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

### Downstairs W.C.

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

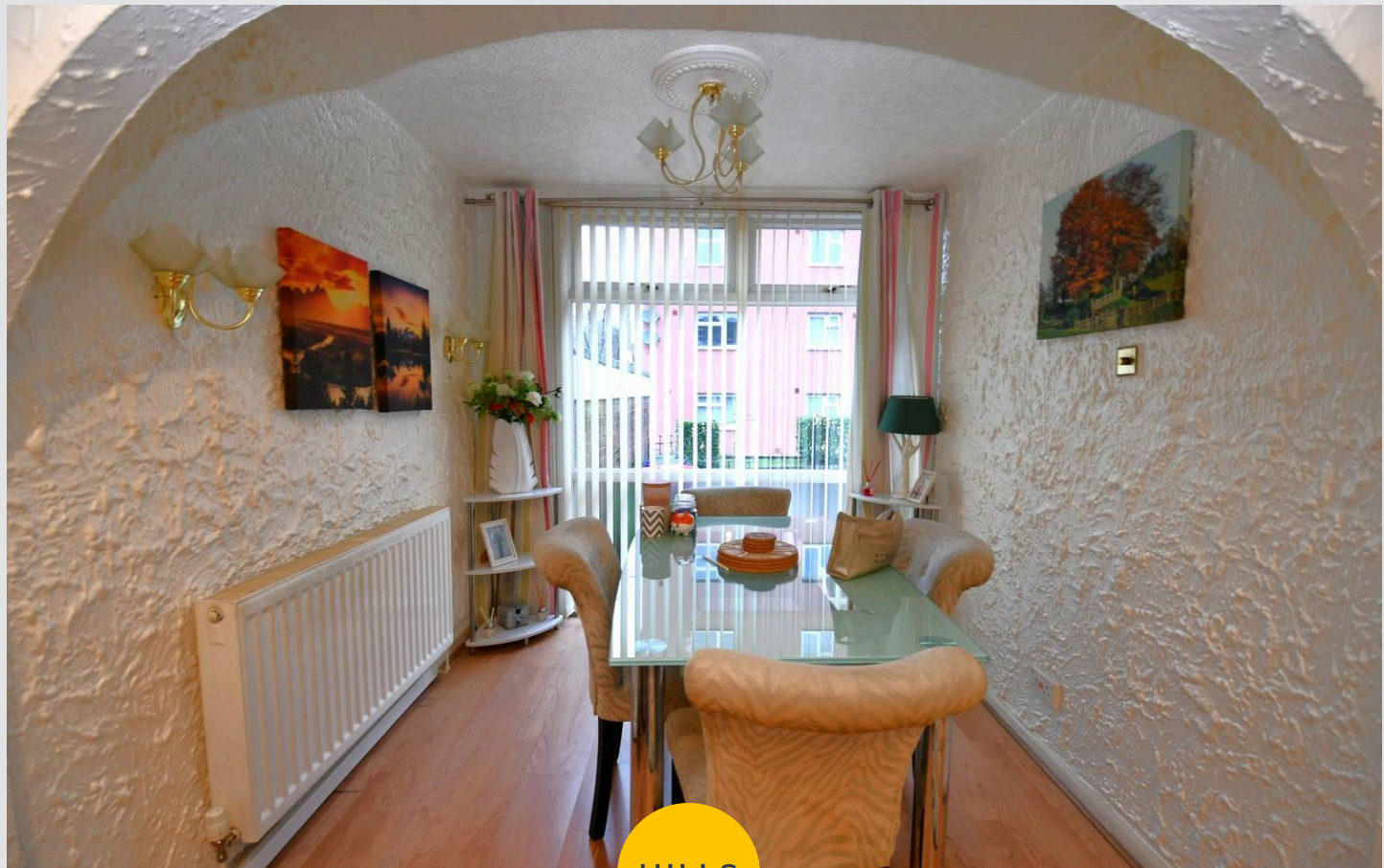
8' 3" x 13' 9" (2.52m x 4.19m)

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

### Bedroom Three

10' 0" x 8' 4" (3.04m x 2.53m)

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



**Bathroom**

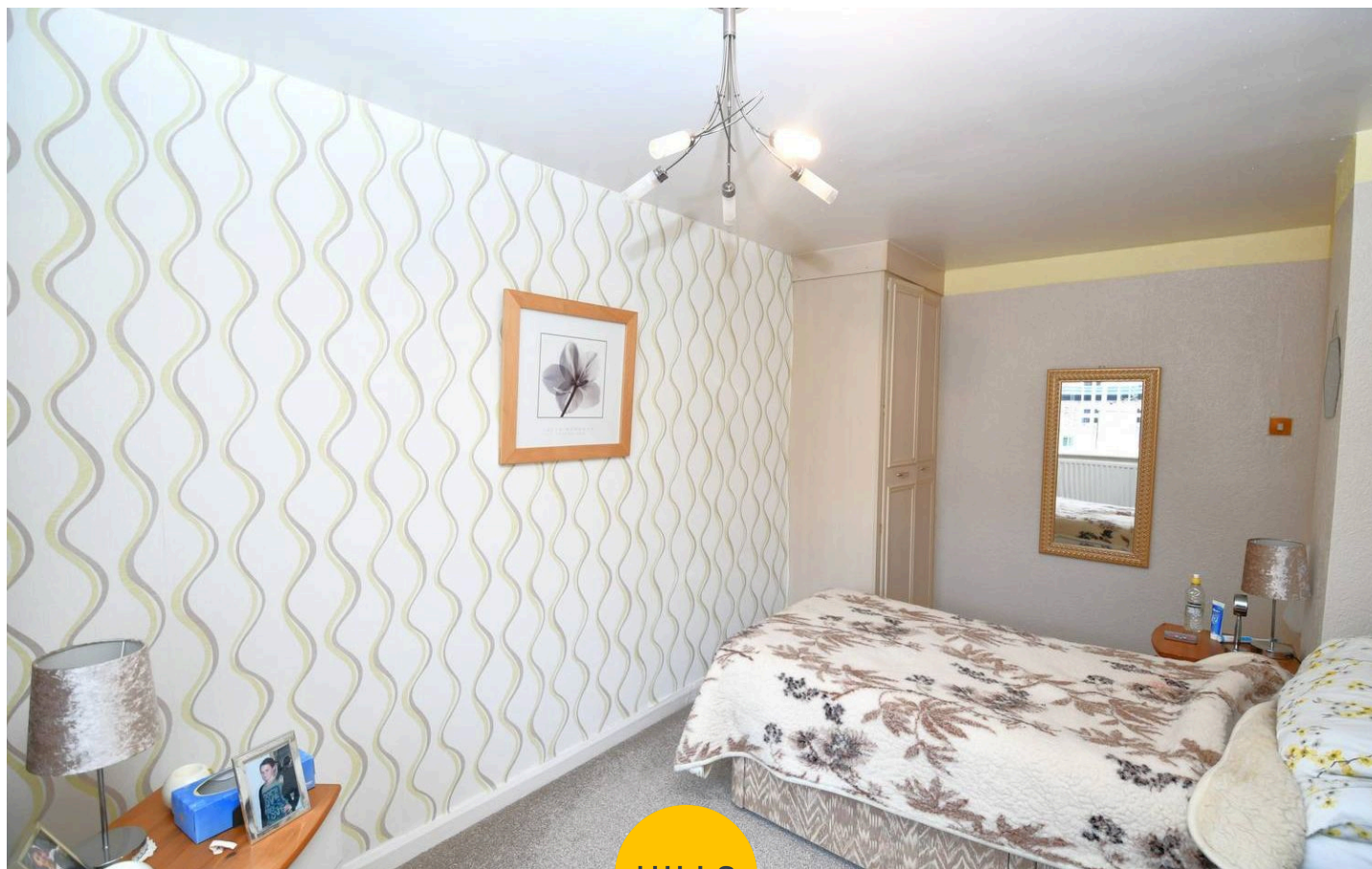
10' 2" x 6' 8" (3.11m x 2.02m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with lino tiled flooring.

**Garage**

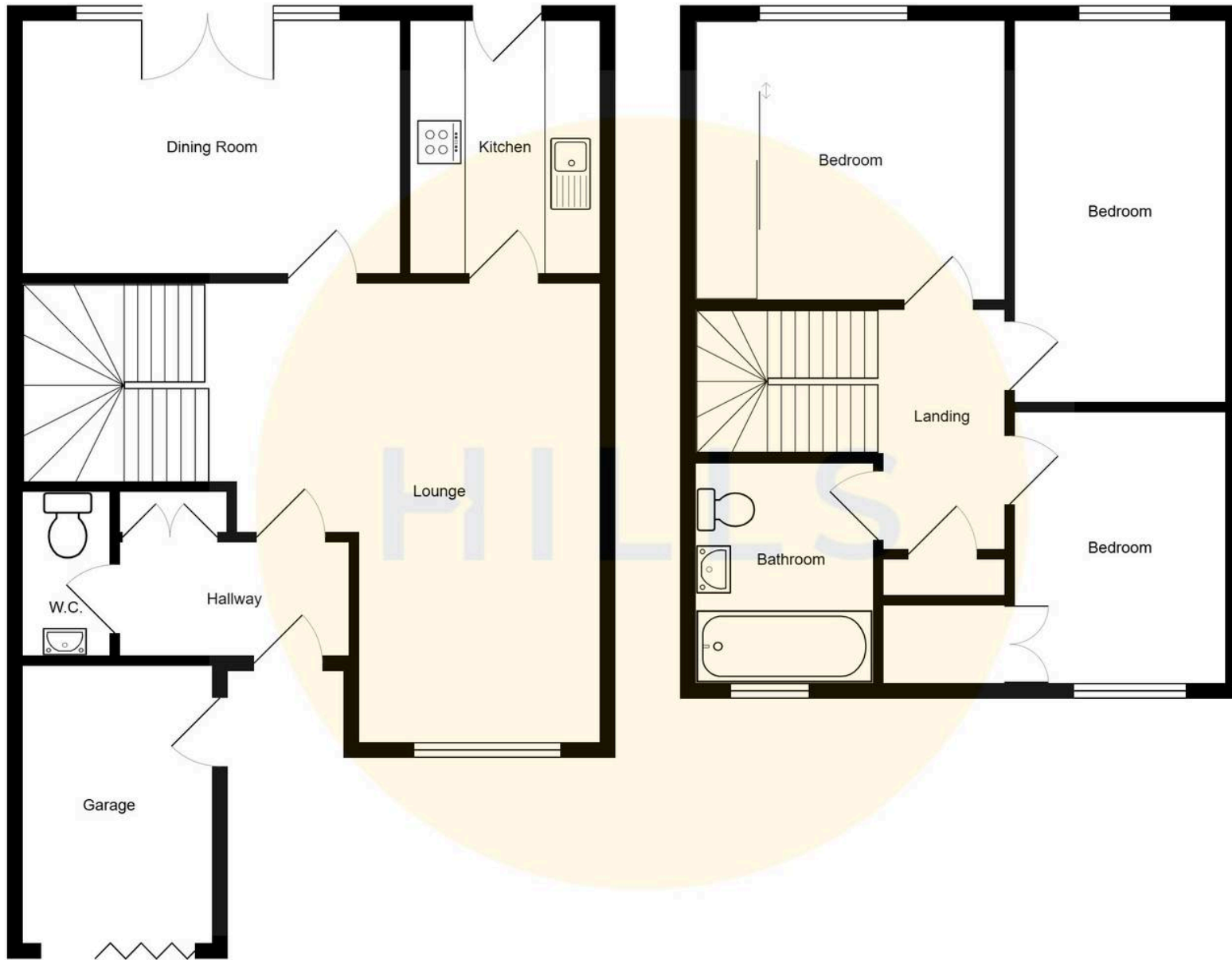
9' 1" x 20' 4" (2.77m x 6.19m)

Complete with a ceiling light point, electricity, gas and water meter.



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## Hills | Salfords Estate Agent

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