



Claremont Road

Salford



£465,000

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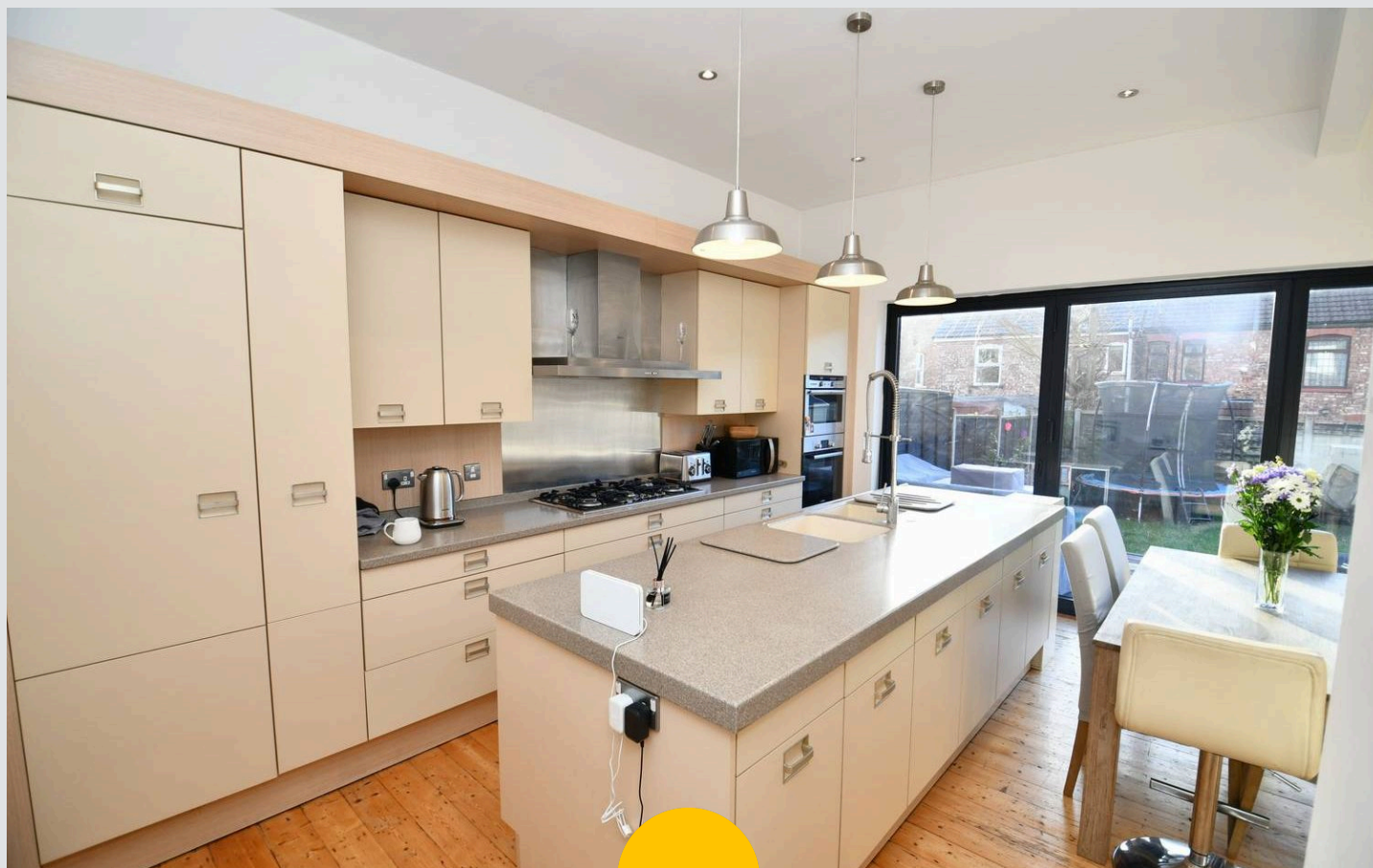
Salford

WOW! Take a look at this STUNNING, four bedroom period home! Featuring a fantastic, open plan kitchen diner, complete with an island and bi-folding doors to the rear!

Council Tax band: C

Tenure: Leasehold

- Stunning Four Bedroom Period Property
- Located on a Popular Road in Irlam o' th' Heights
- Large, Bay-Fronted Lounge and a Downstairs W/C
- Bright and Airy Kitchen Diner, Complete with an Island, Bi-Folding Doors and a Utility Cupboard
- Boasts Four Double Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Four-Piece Family Bathroom
- Driveway to the Front for Off-Road Parking
- Well-Presented Garden to the Rear Complete with Laid-to-Lawn Grass and Composite Decking
- Great Family Location, Just a Short Walk from Buile Hill Park and Local Schooling
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point and stripped wooden flooring.

Lounge

16' 7" x 13' 4" (5.05m x 4.06m)

Featuring a fire surround. Complete with a ceiling light point, two double glazed windows to the front elevation and wall mounted radiator. Fitted with stripped wood flooring.

Kitchen / Diner

20' 6" x 16' 4" (6.24m x 4.97m)

Featuring complementary wall and base units with island. Integral oven/hob and extractor, sink and drainer. Complete with ceiling light points, ceiling spotlights, wall mounted radiators and opening into the dining and sitting area. Bi-fold doors open onto the rear garden and patio. Fitted with stripped wood flooring.

Downstairs W.C.

4' 8" x 3' 4" (1.42m x 1.02m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point and stripped wood flooring.

Cellar

18' 8" x 13' 7" (5.69m x 4.14m)

Complete with a ceiling light point and storage space. Potential for further development.

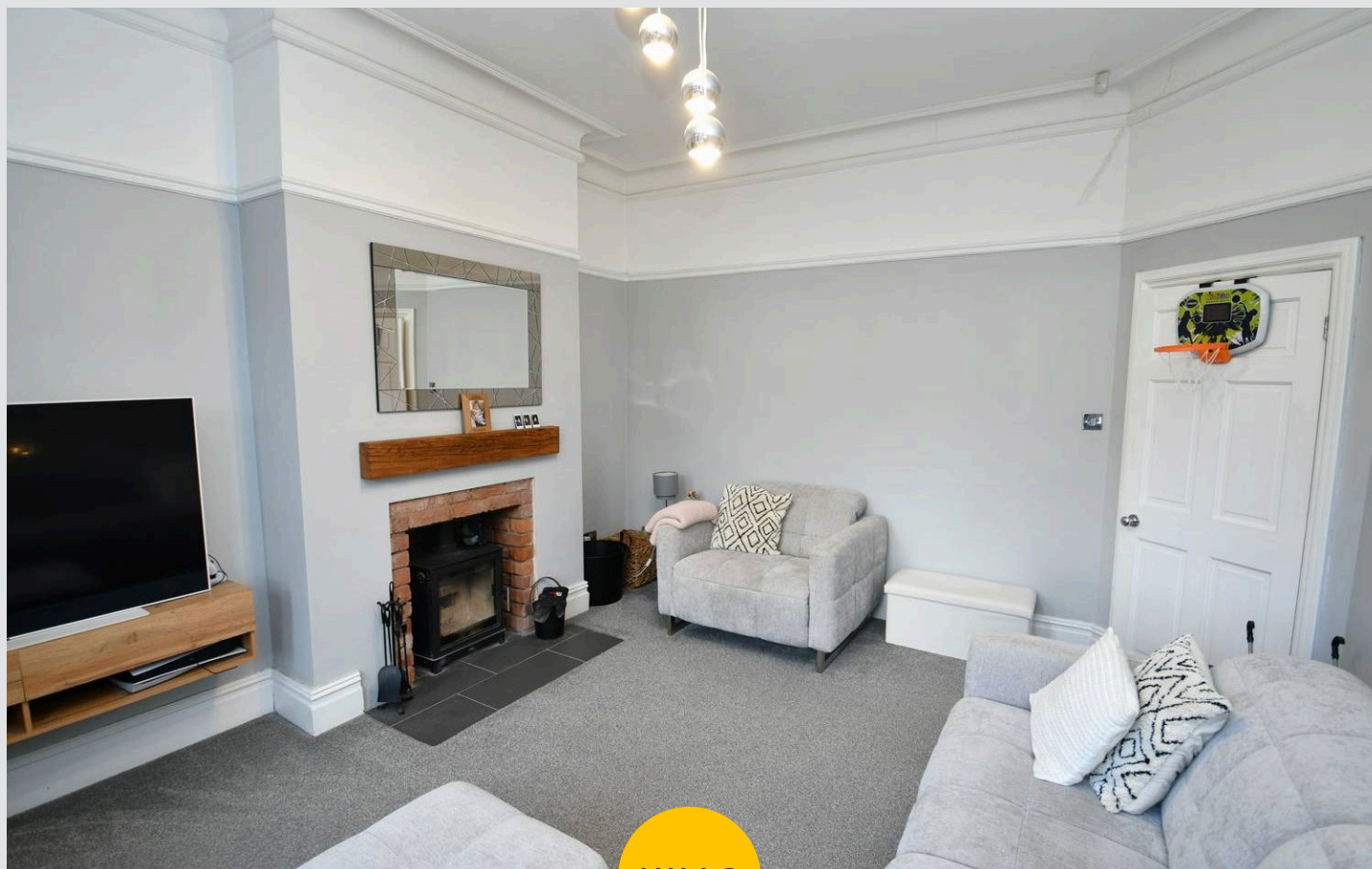
Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

16' 8" x 11' 9" (5.08m x 3.58m)

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



Bedroom Two

11' 0" x 10' 6" (3.35m x 3.20m)

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

Bedroom Three

9' 8" x 8' 2" (2.94m x 2.49m)

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

Bedroom Four

8' 6" x 8' 0" (2.59m x 2.44m)

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

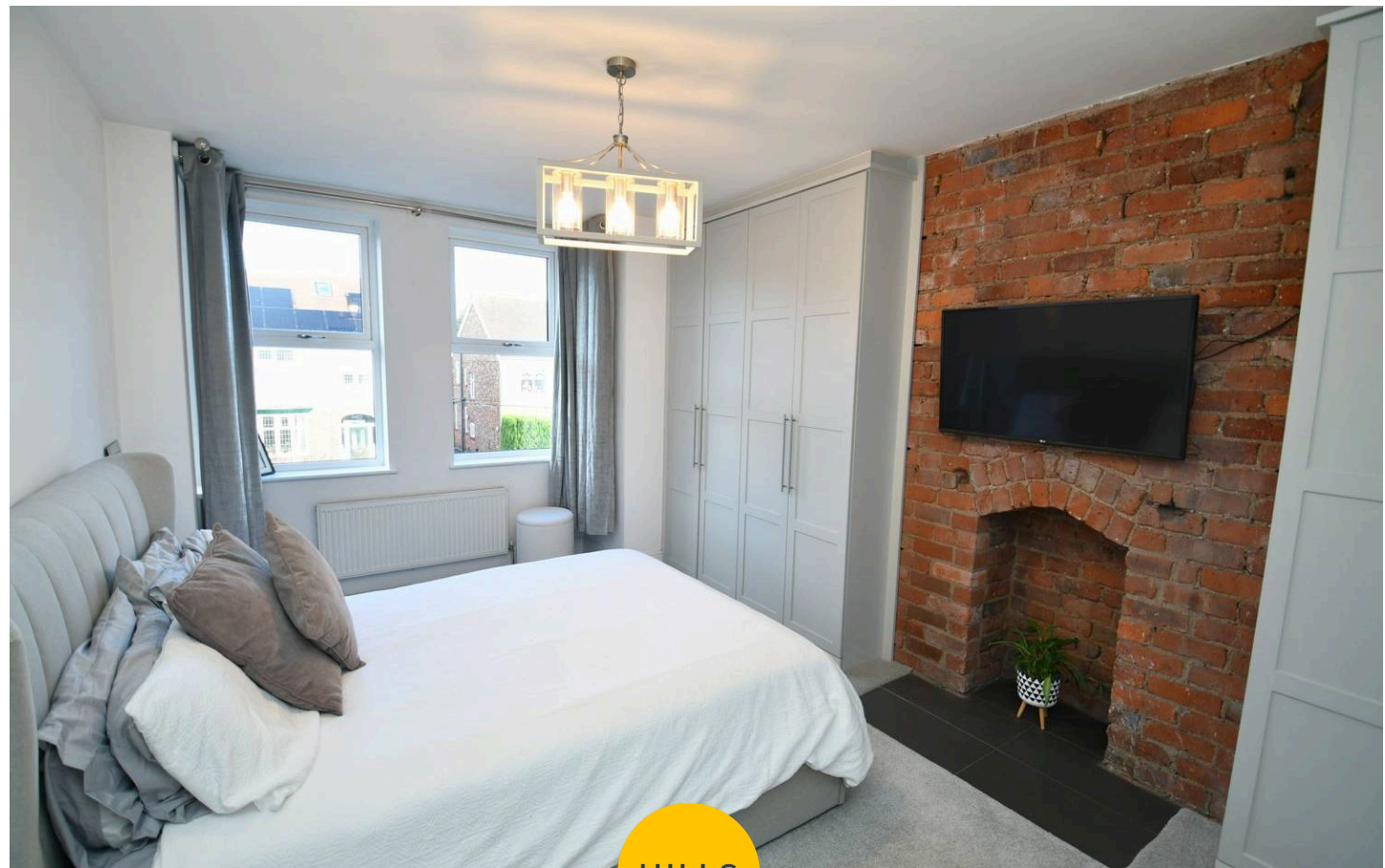
Bathroom

7' 9" x 6' 7" (2.36m x 2.01m)

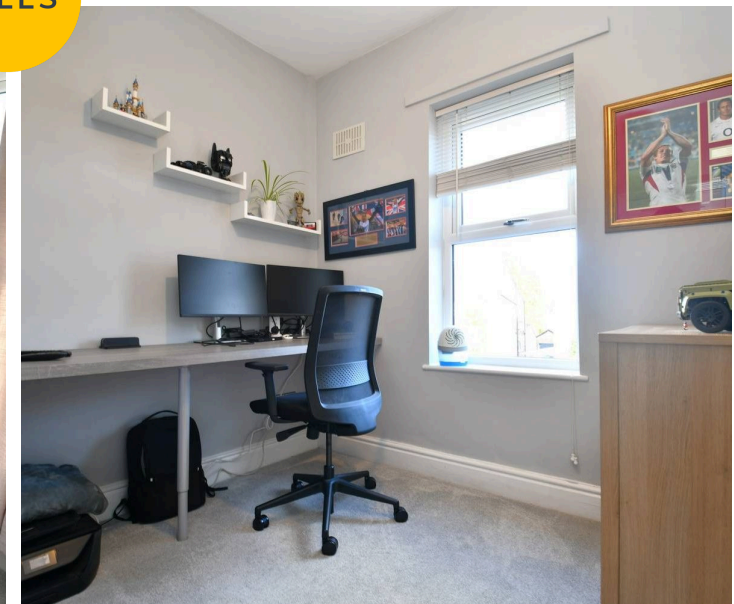
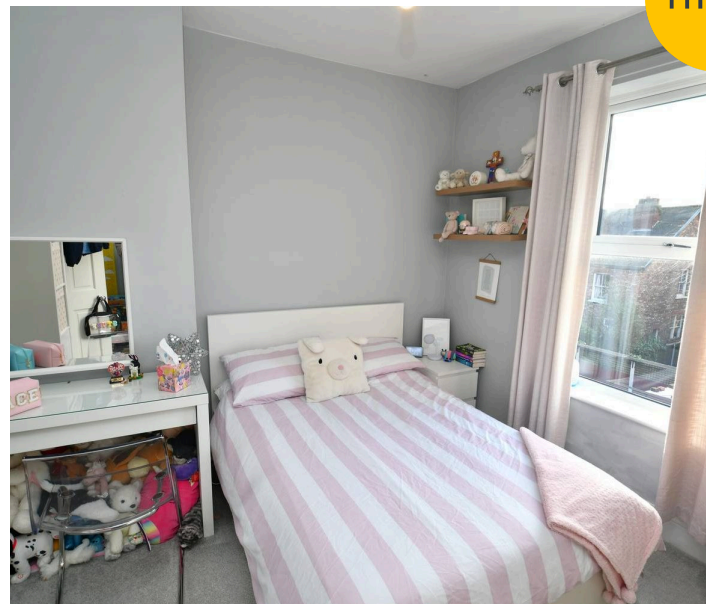
Featuring a four piece suite including a bath, walk in shower, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, part tiled walls and tiled flooring.

External

To the front of the property a block paved driveway providing off road parking for multiple cars. Gated access to the side of the property. To the rear a large, raised flagged patio overlooks a garden laid to lawn all enclosed with brick built walls. The rear benefits from the sun in the afternoon.



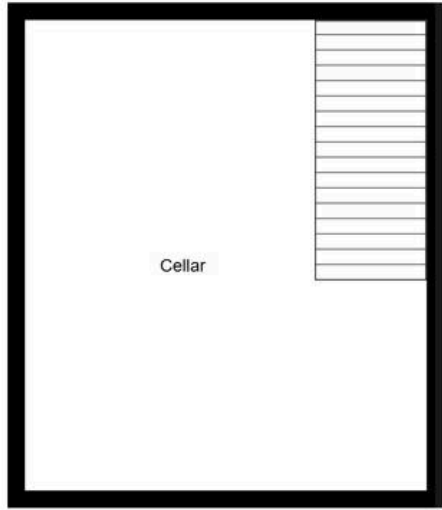
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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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