



Claremont Road

Salford



In Excess of £170,000

# Claremont Road

Salford

Presenting a fabulous opportunity to purchase this COMMERCIAL PROPERTY OVER THREE FLOORS, Situated in the popular Irlams o' th' Height with NO CHAIN and not to be missed!

Council Tax band: TBD

Tenure: Leasehold

- Offered for sale by Hills Property Auctions!
- Coming to the market CHAIN FREE
- IDEAL INVESTMENT WITH LOTS OF POTENTIAL
- COMMERCIAL PROPERTY OVER THREE FLOORS
- Located in the Popular Irlams O' Th' Height
- ON STREET PARKING
- CELLAR WITH KITCHEN AREA AND STAFF ROOM
- Currently used as a hairdressers over two floors
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



**Ground Floor**

14' 9" x 19' 1" (4.50m x 5.82m)

Entered via a uPVC front door. Complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with wooden flooring.

**Floor One**

14' 9" x 19' 1" (4.50m x 5.82m)

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

**W.C.**

4' 9" x 4' 4" (1.45m x 1.32m)

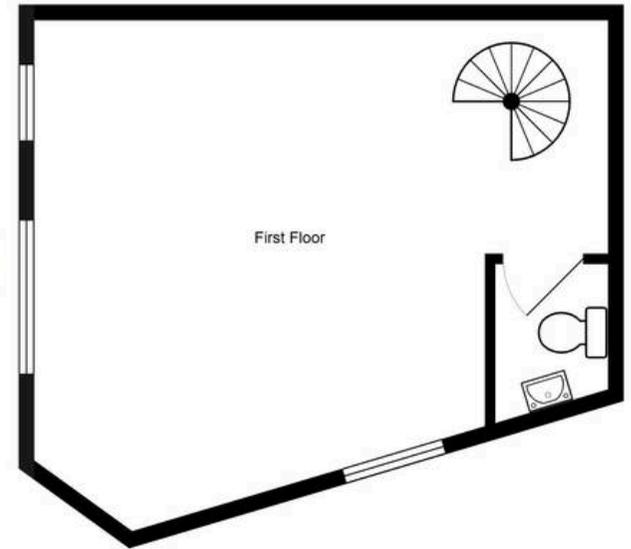
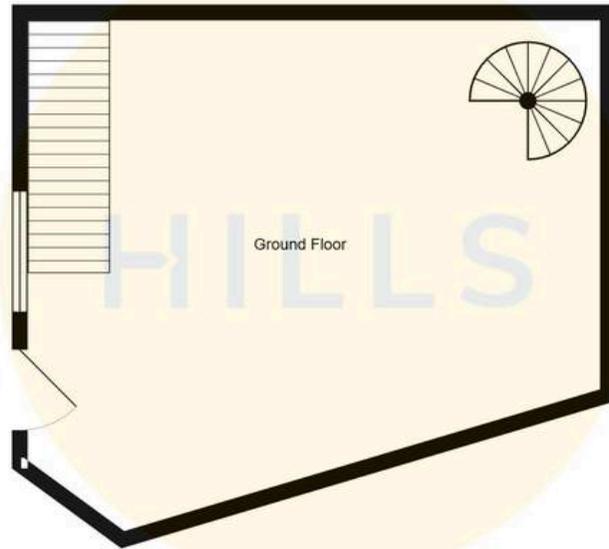
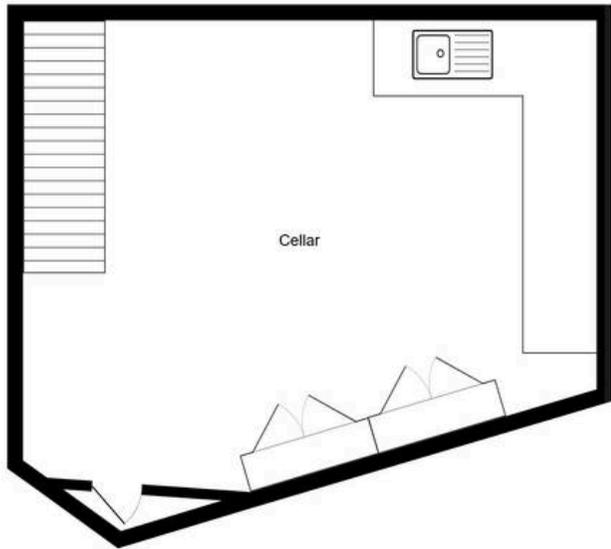
Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point and laminate flooring.

**Cellar**

14' 9" x 19' 1" (4.50m x 5.82m)

Featuring complementary base units with space for a washing machine, dryer and fridge freezer. Complete with a ceiling light point, wall mounted radiator and carpet flooring.







## Hills | Salfords Estate Agent

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