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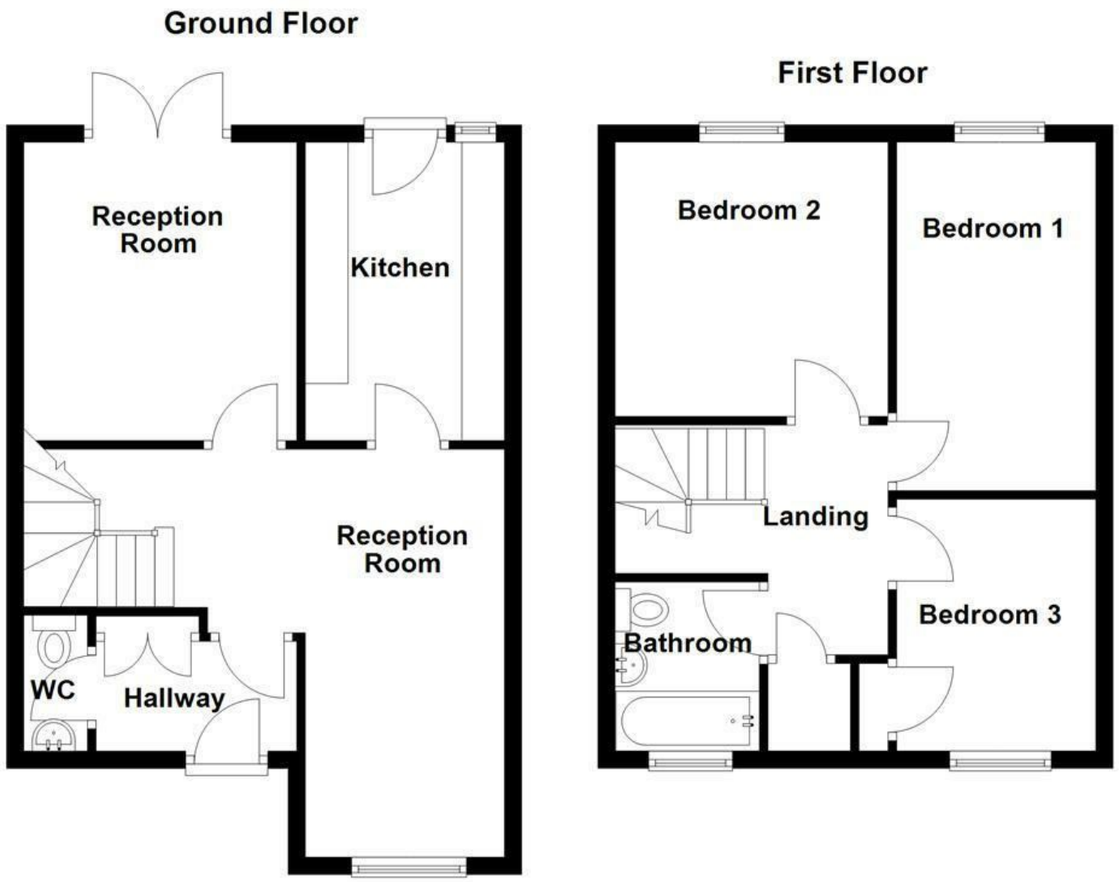

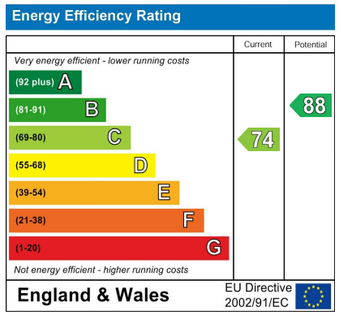

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113 Chorley Road, Swinton, M27 4AA
Tel: 01617939622 | Email: manchester@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Chomlea Manor, Claremont Road, Salford, M6 8PD

Offers Over £250,000

Nestled on Claremont Road in the vibrant area of Salford, this charming terraced home offers a perfect blend of modern living and comfort. As you approach the property, you will appreciate the convenience of your own driveway, providing easy access and parking.

Upon entering, you are welcomed into a spacious ground floor that boasts two large reception rooms, ideal for both entertaining guests and enjoying family time. The well-appointed kitchen is designed for practicality and style, making meal preparation a delight. Additionally, a convenient WC is located on this level, enhancing the functionality of the home.

Venturing upstairs, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed to cater to the needs of the household, ensuring comfort and convenience for all.

One of the standout features of this property is the large private rear garden, providing a tranquil outdoor space for gardening, play, or simply unwinding after a long day. This garden is a rare find in urban settings, making it a perfect retreat for families or those who enjoy outdoor living.

In summary, this modern terraced home on Claremont Road is an excellent opportunity for anyone seeking a spacious and well-equipped residence in Salford. With its desirable features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

Chomlea Manor, Claremont Road, Salford, M6 8PD

Offers Over £250,000

3 1 2 C

- Mid Terrace Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

7'5 x 4'4 (2.26m x 1.32m)

Composite front entrance door, laminate flooring and doors to WC, storage and reception room one.

WC

5'4 x 2'6 (1.63m x 0.76m)

UPVC double glazed window dual flush WC, pedestal wash basin and lino flooring.

Reception Room One

15'10 x 9'10 (4.83m x 3.00m)

UPVC double glazed window doors to kitchen and reception room two.

Kitchen

11'6 x 7'10 (3.51m x 2.39m)

UPVC double glazed window, range of panelled wall and base units with laminate surfaces, double bowl sink with drainer and mixer tap, electric oven with gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate flooring and UPVC door to the rear.

Reception Room Two

11'6 x 10'7 (3.51m x 3.23m)

UPVC double glazed window, television point and French doors to the rear.

First Floor

Landing

9' x 3'10 (2.74m x 1.17m)

doors to three bedrooms, bathroom and storage.

Bedroom One

13'9 x 8'4 (4.19m x 2.54m)

UPVC double glazed window

Bedroom Two

10'7 x 10'4 (3.23m x 3.15m)

UPVC double glazed window

Bedroom Three

9'10 x 8'4 (3.00m x 2.54m)

UPVC double glazed window

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed window, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and extractor fan.

External

Front

Driveway providing off road parking and access to garage with electric garage door.

Rear

Paved and laid to lawn garden.

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