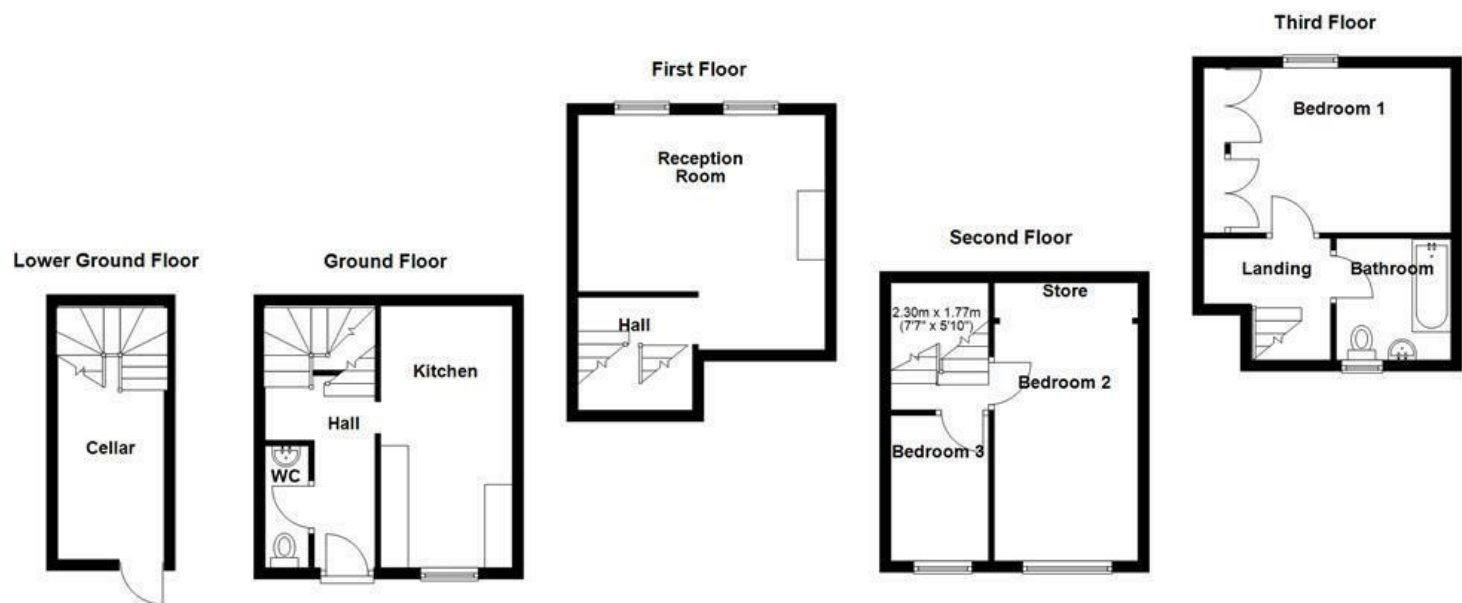




Claremont Road, Salford, M6 8PB

£200,000

THREE BEDROOM SPACIOUS TERRACE IN SALFORD

Situated on Claremont Road in the vibrant area of Salford, this charming three-bedroom townhouse offers a delightful blend of comfort and style. As you step inside, you are welcomed by a well naturally lit reception room that creates an inviting atmosphere, perfect for both relaxation and entertaining. The generous space allows for versatile furniture arrangements, making it an ideal setting for family gatherings or quiet evenings at home.

The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each room is designed to maximise light and comfort, ensuring a restful environment. Additionally, the convenience of a downstairs WC adds practicality to the layout, making daily living more comfortable.

This townhouse is not just a home; it is a lifestyle choice, situated in a community that offers a range of local amenities and excellent transport links. Whether you are a first-time buyer or looking for a family home, this property presents a wonderful opportunity to enjoy modern living in a sought-after location. With its appealing features and spacious design, this townhouse is sure to attract interest. Do not miss the chance to make it your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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3 1 1 D

- Tenure Freehold
 - On Street Parking
 - Ideal Family Home
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating D
 - Spread Over Five Floors
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hardwood door to hall.

Hall

10'7 x 6'7 (3.23m x 2.01m)

Central heating radiator, doors to WC, kitchen, stairs to first floor and stairs to lower ground floor cellar, wood effect laminate flooring.

WC

7'3 x 2'7 (2.21m x 0.79m)

Low flush WC, vanity top wash basin, wood panelled elevations and wood effect laminate flooring.

Kitchen

15'7 x 7'10 (4.75m x 2.39m)

UPVC double glazed window, wall and base units, laminate work top, tiled splash backs, sink and drainer with mixer tap, space for fridge freezer, space for a four door range cooker, extractor hood, and wood effect laminate flooring.

Ground Floor

Cellar

15'3 x 5'10 (4.65m x 1.78m)

Central heating radiator and door to rear.

First Floor

Landing

6' x 2'11 (1.83m x 0.89m)

Open access to reception room and stairs to second floor.

Reception Room

14'11 x 14' (4.55m x 4.27m)

Two UPVC double glazed windows four feature wall lights, and electric fire with surround.

Second Floor

Landing

5'7 x 3' (1.70m x 0.91m)

Doors to bedroom two, bedroom three and stairs to second floor.

Bedroom Two

14'1 x 8'7 (4.29m x 2.62m)

UPVC double glazed window, central heating radiator and integrated storage.

Bedroom Three

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed window and central heating radiator.

Third Floor

Landing

5'8 x 2'11 (1.73m x 0.89m)

Door to bedroom one and bathroom.

Bedroom One

14'9 x 9'10 (4.50m x 3.00m)

UPVC double glazed window, central heating radiator and integrated wardrobe.

Bathroom

7'7 x 6'3 (2.31m x 1.91m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin, wood panel bath, electric feed shower, part wood panel elevation, part tiled elevation and integrated storage.

External

Front

Enclosed courtyard with paving and gravel chippings.

Rear

Enclosed paved yard.



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