



Claremont Road, Salford, M6 8PA

Offers Over £475,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, enviable ground floor extension and beautifully landscaped gardens, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Salford. Offering an abundance of indoor and outdoor space, stunning original features, two loft spaces with one being large enough to be converted into a fourth bedroom and a detached garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links. Offering no chain delay, open plan kitchen diner, three living areas and three double bedrooms, this property is the perfect home for any potential buyer looking for a characterful and charming home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, morning room, WC, cloakroom and houses a staircase to the first floor. The morning room and the second reception room guides you through to an impressive open plan kitchen diner. The kitchen diner boasts modern wall and base units, high quality integrated appliances, fantastic loft storage and leads out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally, there is a beautifully landscaped garden to the rear with laid to lawn, paving, bedding, mature bedding, decking, workshop, detached garage, summerhouse with storage space, external kitchen with water and power and lighting. To the front there is a laid to lawn garden with mature shrubs, bedding, off road parking, and access to the garage.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  3  C

- Impressive Semi Detached Property
 - Stunning Dining Kitchen
 - Ample Off Road Parking and Garage
 - EPC Rating C
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Extensive Rear Garden with Outdoor Kitchen
 - Council Tax Band D

Ground Floor

Entrance Porch

6'4 x 2'2 (1.93m x 0.66m)
UPVC double glazed leaded stained glass French doors, coving, picture rail, storage cupboard, granite effect vinyl flooring and hardwood single glazed frosted leaded stained glass door to hall.

Hall

15'6 x 9'7 (4.72m x 2.92m)
Central heating radiator, coving, smoke detector, picture rail, dado rail, hardwood doors leading to cloakroom, WC, two reception rooms, snug/bar and stairs to first floor.

Cloakroom

5'6 x 2'11 (1.68m x 0.89m)
UPVC double glazed window, integrated shelving and wood effect laminate flooring.

WC

5'1 x 2'11 (1.55m x 0.89m)
UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with waterfall mixer tap, coving and tiled effect vinyl flooring.

Reception Room One

17'6 x 12'5 (5.33m x 3.78m)
UPVC double glazed leaded bay window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, television point, two feature wall lights and solid wood flooring.

Reception Room Two

15'2 x 12'11 (4.62m x 3.94m)
Central heating radiator, cornice coving, ceiling rose, picture rail, dado rail, gas fire with tiled hearth and surround, television point and hardwood single glazed leaded door to kitchen/dining area.

Reception Room Three

9'8 x 8'11 (2.95m x 2.72m)
Two hardwood double glazed windows, central heating radiator, coving, ceiling rose, picture rail, granite effect hearth and surround and tiled effect vinyl flooring.

Kitchen/Dining Area

22'10 x 13'3 (6.96m x 4.04m)
Two UPVC double glazed windows, three Velux windows, spotlights, access to loft via pull down ladder, range of wood effect wall and base units with marble effect work surfaces, composite double sink and drainer with mixer tap, integrated high rise oven and combi microwave, four ring Bosch induction hob, integrated full length fridge, larder, wine cooler, bin store and dishwasher, plumbing for washing machine, inset shelving, feature wall light and tiled effect flooring.

First Floor

Landing

10'6 x 9'6 (3.20m x 2.90m)
Hardwood single glazed frosted leaded stained glass window, loft access, ceiling rose, coving, picture rail, dado rail, hardwood doors leading to three bedrooms and bathroom.

Bedroom One

17'7 x 12'3 (5.36m x 3.73m)
UPVC double glazed leaded bay window, central heating radiator, picture rail, ceiling rose and original cast iron fireplace.

Bedroom Two

13'3 x 13'0 (4.04m x 3.96m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Three

10'0 x 9'7 (3.05m x 2.92m)
UPVC double glazed leaded window, central heating radiator, coving, picture rail, ceiling fan and wood effect flooring.

Bathroom

9'8 x 8'8 (2.95m x 2.64m)
Two UPVC double glazed frosted window, central heating radiator, tiled panel bath with traditional taps and overhead direct feed rainfall shower, pedestal wash basin with traditional taps, low basin WC, tiled elevations, spotlights and tiled flooring.

External

Rear

Laid to lawn garden with Indian stone paving, decking, bedding areas, mature shrubbery, power, lighting, access to summerhouse with storage area and workshop to the rear of garage.

Summerhouse/Outdoor Kitchen

Water and electric.

Workshop

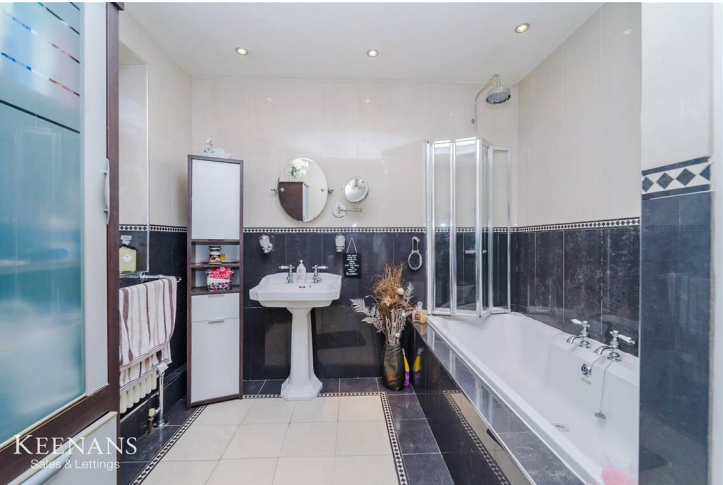
Power, lighting, workbenches and wall brackets.

Front

Laid to lawn garden with mature shrubs, bedding, off road parking, and access to garage.

Garage

20'11 x 9'0 (6.38m x 2.74m)
UPVC double glazed frosted window, power, lighting, water, plumbing for washing machine, space for dryer, hardwood door and up and over garage door.



Tel: 01617939622

www.keenans-estateagents.co.uk