



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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Claremont Road, Salford, M6 7GP

### £390,000

STUNNING SEMI-DETACHED FOUR BED IN SALFORD

Situated on the charming Claremont Road in Salford, this delightful four-bedroom house offers a perfect blend of comfort and style, making it an ideal home for families or those who enjoy entertaining guests. Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and social gatherings. The heart of the home features a well-appointed kitchen and dining area, designed to accommodate family meals and lively dinner parties. The property boasts two functioning cellar rooms which the current owner uses as a utility and storage areas.

One of the standout features of this property is the stunning conservatory, which seamlessly connects to the rear enclosed garden. This lovely outdoor space, complete with laid lawn grass, is perfect for enjoying the warm summer weather, whether you are hosting barbecues or simply unwinding with a good book.

Additionally, the property boasts off-road parking for up to two vehicles at the front, ensuring convenience for you and your guests. With its generous living spaces and inviting outdoor area, this house on Claremont Road is a wonderful opportunity for those seeking a family home in a vibrant community. Don't miss the chance to make this charming property your own.

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# Claremont Road, Salford, M6 7GP

£390,000



- Tenure Leasehold
- Off Road Parking
- Sought After Area
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Viewing Essential
- Ideal Family Home
- EPC Rating E
- Enviaible Enclosed Rear Garden Space
- Fitted Kitchen/Dining Area And Three Piece Bathroom Suite

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

6' x 3' (1.83m x 0.91m)

UPVC double glazed window, coving and door to hall.

### Hall

14'1 x 7'11 (4.29m x 2.41m)

Central heating radiator, coving, tiled flooring, doors to reception room one, kitchen, stairs to first floor. and door leading to stairs to the lower ground floor.

### Reception Room One

12'5 x 12'4 (3.78m x 3.76m)

UPVC double glazed bay window, central heating radiator, coving, living flame gas fire with decorative surround and television point.

### Kitchen/Dining Area

17'4 x 10'1 (5.28m x 3.07m)

UPVC double glazed frosted window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, access to boiler, space for fridge, part tiled effect flooring, open to reception room two and sliding door to conservatory.

### Conservatory

17' x 8' (5.18m x 2.44m)

Central heating radiator, UPVC double glazed windows, French doors to rear and tiled effect flooring.

### Reception Room Two

11' x 10' (3.35m x 3.05m)

UPVC double glazed bay window, central heating radiator, coving, electric log burning effect stove, exposed brick surround and television point.

## Lower Ground Floor

### Cellar One

Power and lighting, fridge, two freezers, doors leading to cellar two and cellar three which has storage shelving.

### Cellar Two

Power and lighting, washing machine and dryer.

### Cellar Three

## First Floor

### Landing

8'4 x 7'11 (2.54m x 2.41m)

Loft access, doors to four bedrooms and bathroom.

## Bedroom One

12'6 x 12'5 (3.81m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving and fitted wardrobes.

## Bedroom Two

11'3 x 9'7 (3.43m x 2.92m)

UPVC double glazed bay window and central heating radiator.

## Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)

UPVC double glazed bay window, central heating radiator and fitted wardrobe.

## Bedroom Four

8'2 x 7'11 (2.49m x 2.41m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low flush WC, panel bath with mixer tap and rinse head, overhead electric feed shower, part tiled elevation and vinyl flooring.

## External

### Rear

Enclosed laid to lawn garden, bedding areas, mature shrubbery, trees and paved patio.

### Front

Drive for off road parking.



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