



Claremont Road, Salford, M6 8PA

£525,000

Nestled on Claremont Road in the vibrant area of Salford, this stunning semi-detached house offers a perfect blend of modern living and classic charm. With four generously sized bedrooms, this home is ideal for families seeking space and comfort. The property boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is undoubtedly the newly fitted kitchen, which features modern and expensive finishes that are sure to impress. This extended kitchen seamlessly flows into a spacious family room, creating an inviting atmosphere for gatherings and everyday living. The large rooms throughout the house ensure that everyone has their own space to unwind.

Step outside to discover a delightful rear garden, complete with a kitted-out bar, perfect for summer evenings and socialising with friends. Additionally, the garage has been cleverly repurposed as a utility area, adding practicality to this already impressive property.

This semi-modern home is not just a place to live; it is a lifestyle choice that offers both elegance and functionality. With its stunning features and thoughtful design, this property is a must-see for anyone looking to make a new home in Salford.

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		
England & Wales EU Directive 2002/91/EC		

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- Stunning Four-Bedroom Semi-Detached Home
- Two Spacious Reception Rooms
- Extended Kitchen And Family Room
- Four Generously Sized Bedrooms
- Off Road Parking
- EPC Rating - TBC
- Tenure - Freehold

Ground Floor

Entrance

UPVC double glazed French doors to porch.

Porch

7'11 x 2'1 (2.41m x 0.64m)

Two UPVC double glazed frosted windows, UPVC partial frosted door to hallway.

Hall

15'3 x 7'11 (4.65m x 2.41m)

Central heating radiator, coving, spotlights, smoke alarm, dado rail, wood effect laminate flooring, doors to WC, reception room and kitchen diner.

WC

3'6 x 2'9 (1.07m x 0.84m)

Dual flush WC, wall mounted wash basin with traditional taps, PVC elevations, extractor fan, under stairs storage, wood effect laminate flooring.

Reception Room

12'8 x 12'3 (3.86m x 3.73m)

UPVC double glazed bay window. central heating radiator, coving, media wall with built in electric fire, spotlights.

Kitchen Diner

25'10 x 20 (7.87m x 6.10m)

Two Velux windows, central heating radiator, range of wall and base units with Quartz surfaces, acrylic splashbacks, sink with integrated draining ridges and tap, integrated double oven, gas hob burner, stainless steel extractor hood, island, under unit lighting, integrated fridge freezer, concealed boiler, spotlights, smoke alarm, integrated dishwasher, integrated microwave, Karndean flooring, metal double glazed bi-folding doors to rear.

First Floor

Landing

11'2 x 7'10 (3.40m x 2.39m)

UPVC double glazed window, coving, doors leading to three bedrooms and bathroom.

Bedroom Two

13'2 x 12'4 (4.01m x 3.76m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bedroom Three

13'2 x 12'4 (4.01m x 3.76m)

UPVC double glazed bay window, central heating radiator.

Bedroom Four

8'6 x 7'10 (2.59m x 2.39m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bathroom

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window, heated towel rail, four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and shower fitment and a direct feed walk in shower, extractor fan, tiled elevations, tiled with under floor heating, wood panelled ceiling.

Second Floor

Landing

4'5 x 3'5 (1.35m x 1.04m)

Doors leading to bedroom one and storage.

Bedroom One

17'8 x 12'1 (5.38m x 3.68m)

Velux window, central heating radiator, coving, spotlights, fitted shelving, high ceiling, door to en suite.

En Suite

9'3 x 4'11 (2.82m x 1.50m)

Central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a direct feed walk in shower, spotlights, tiled effect flooring.

External

Garage

26'6 x 9'10 (8.08m x 3.00m)

UPVC double glazed window, roll back garage door, space for fridge freezer, electric heating, plumbing for washing machine, range of wall and base units, stainless steel sink with mixer tap.

Summer House/ Bar

11'7 x 9'7 (3.53m x 2.92m)

UPVC door, UPVC double glazed window, electric lighting, engineered oak flooring.

- Newly Fitted Kitchen

- Rear Garden With Fitted Bar

- Council Tax Band - D

Front

Driveway for multiple vehicles leading to garage, steps, laid to lawn garden, bedding areas, stone chip bedding, decorative tiling.

Rear

Paved patio area, laid to lawn garden, bedding areas, lighting, mature shrubbery, decorative tiling.

