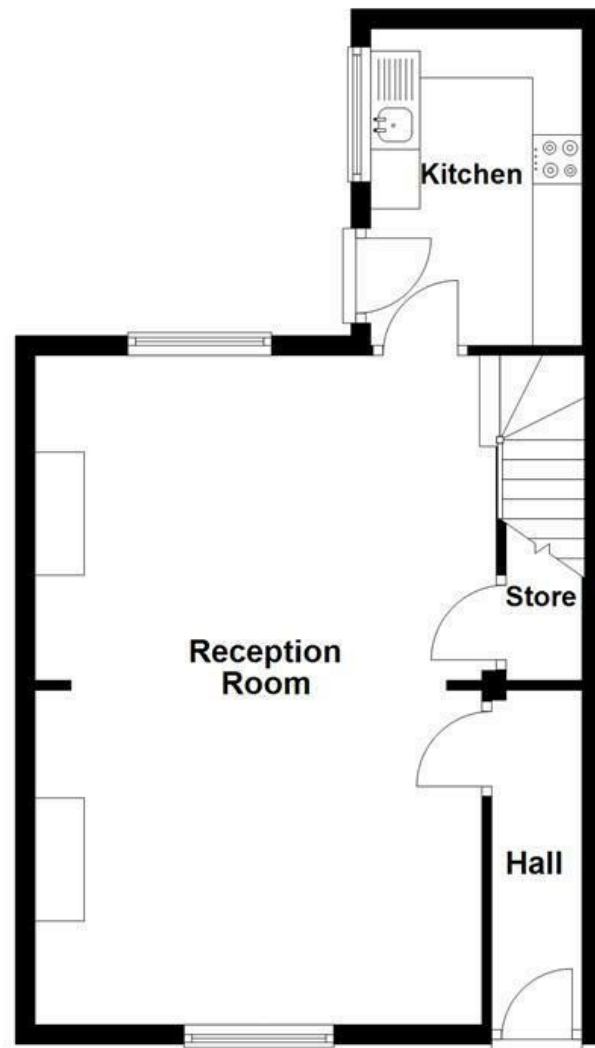


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claremont Road, Salford, M6 7RJ

£210,000

PERFECT FIRST TIME HOME

Nestled on Claremont Road in Salford, this charming terraced house presents an excellent opportunity for first-time buyers or professional couples seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, providing ample room for relaxation and rest. The spacious living room serves as the heart of the home, offering a welcoming atmosphere for both entertaining guests and enjoying quiet evenings in.

The location is particularly advantageous, with easy access to a variety of nearby amenities, including shops, cafes, and recreational facilities. Families will appreciate the proximity to reputable schools, ensuring that educational needs are well catered for. Additionally, the property is well-connected to major commuter routes, making it an ideal choice for those who travel for work or leisure.

This attractive home combines practicality with comfort, making it a perfect fit for those looking to establish themselves in a vibrant community. With its appealing features and convenient location, this property is not to be missed.

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Claremont Road, Salford, M6 7RJ

£210,000

 **2**  **1**  **1**  **D**

- Exceptional Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Hall

11'4 x 2'11 (3.45m x 0.89m)
UPVC double glazed frosted front door, central heating radiator, tiled effect flooring and door to reception room.

Reception Room

22'11 x 14'11 (6.99m x 4.55m)
Two UPVC double glazed windows, two central heating radiators, coving, television point, integrated alcove storage, wood effect flooring, doors to under stairs storage, kitchen and stairs to first floor.

Kitchen

10'9 x 6'10 (3.28m x 2.08m)
UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, tiled splashback, ceramic sink with mixer tap, integrated Indesit oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

11'6 x 5'6 (3.51m x 1.68m)
Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'11 x 10'11 (4.55m x 3.33m)
UPVC double glazed window, central heating radiator, fitted wardrobes and shelving.

Bedroom Two

11'6 x 9'1 (3.51m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

10'2 x 6'8 (3.10m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevations, extractor fan, spotlights and tiled effect flooring.

External

Enclosed yard with outbuilding



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