



Claremont Road
Salford



Offers in excess of £280,000

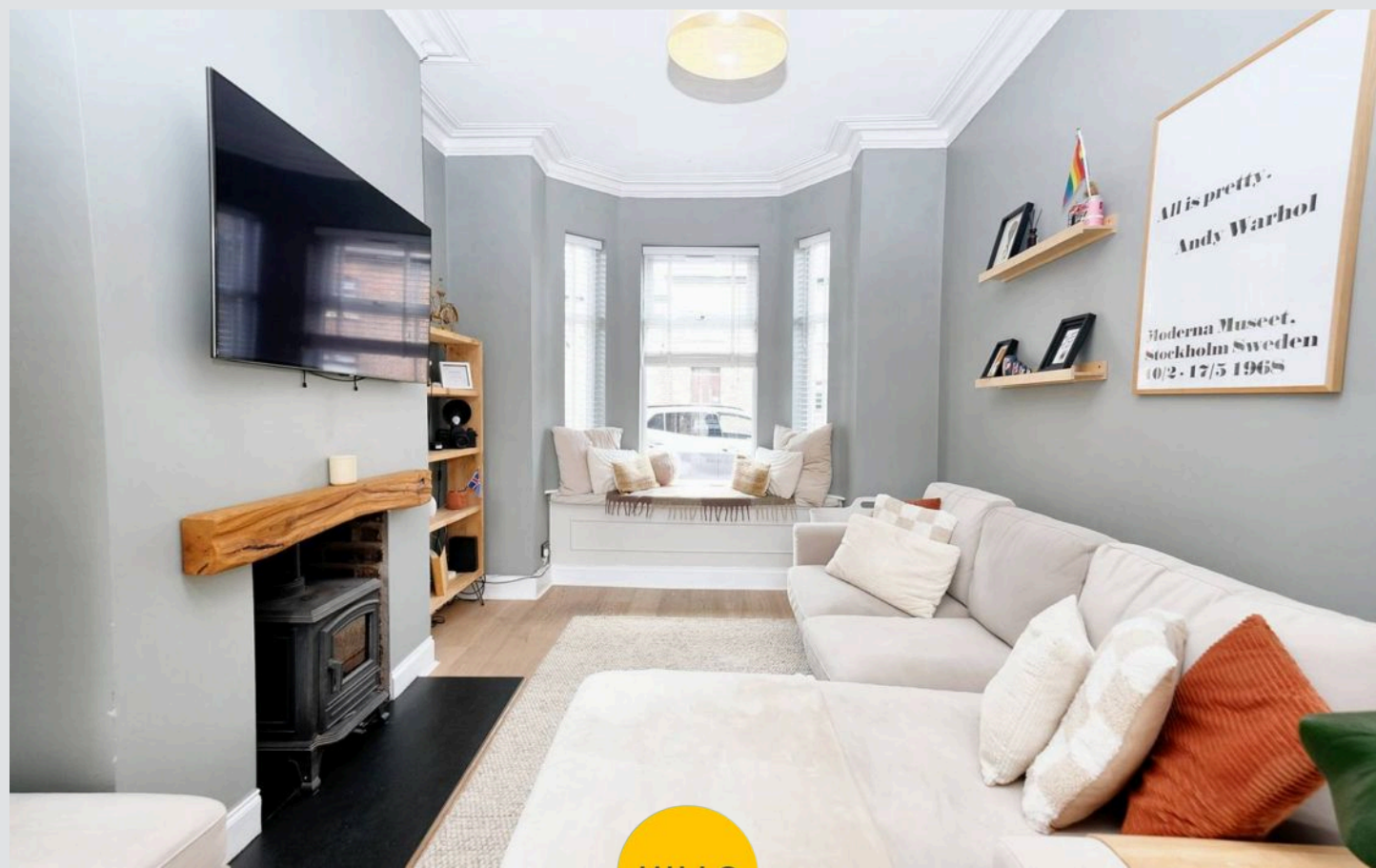
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Salford

A FANTASTIC THREE BEDROOM TERRACED PROPERTY Located on THE POPULAR CLAREMONT ROAD, JUST A STONES THROW FROM BUILE HILL PARK! The property boasts THREE DOUBLE BEDROOMS AND A CELLAR! Council Tax band: A

Tenure: Freehold

- Beautifully presented THREE BEDROOM TERRACED PROPERTY!
- Situated over three floors and with the addition of a cellar!
- Featuring lovely high ceilings and spacious rooms
- Bay fronted lounge and separate dining space
- Contemporary fitted kitchen and bathroom
- Three double bedrooms !
- PERFECT FAMILY HOME
- Beautifully presented throughout
- Enclosed rear garden
- Within easy access of fantastic transport links into Manchester City Centre, Salford Quays and Media City!



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Entrance Hallway

11' 9" x 4' 1" (3.57m x 1.25m)

Reception Room One

16' 0" x 10' 5" (4.87m x 3.17m)

Reception Room Two

15' 1" x 11' 7" (4.60m x 3.53m)

Kitchen

16' 11" x 7' 1" (5.16m x 2.17m)

Cellar

14' 7" x 13' 6" (4.45m x 4.12m)

Landing**Bedroom One**

13' 1" x 13' 4" (4.00m x 4.07m)

Bedroom Two

13' 1" x 15' 0" (3.98m x 4.57m)

Bedroom Three

9' 9" x 13' 1" (2.97m x 3.98m)

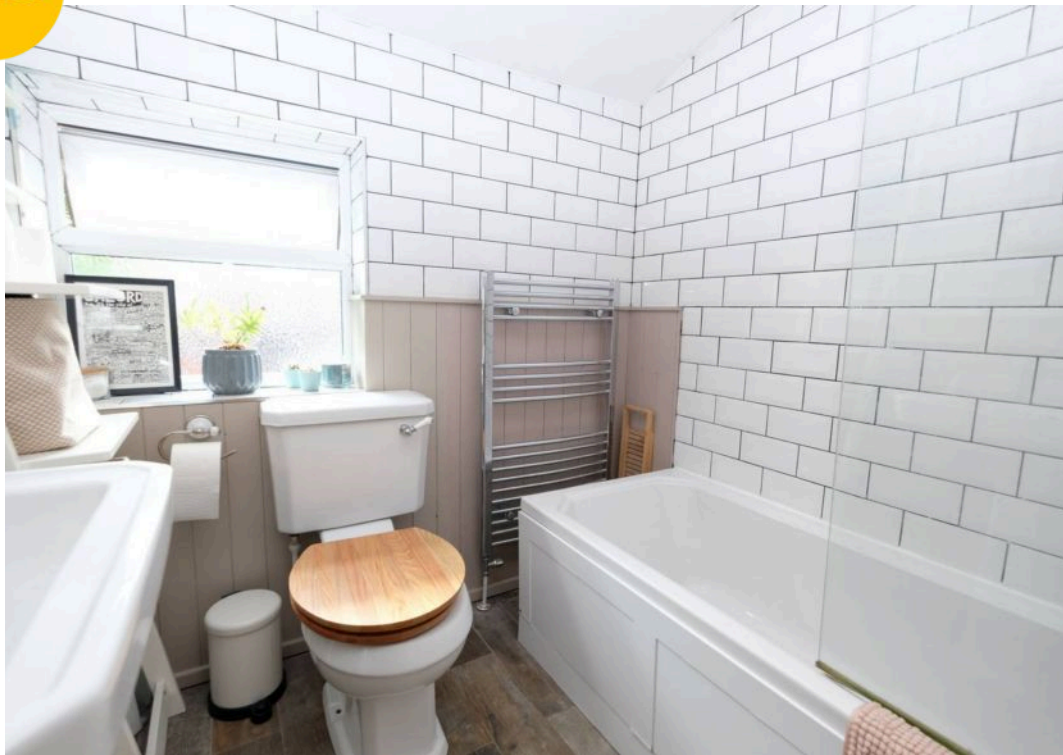
Bathroom

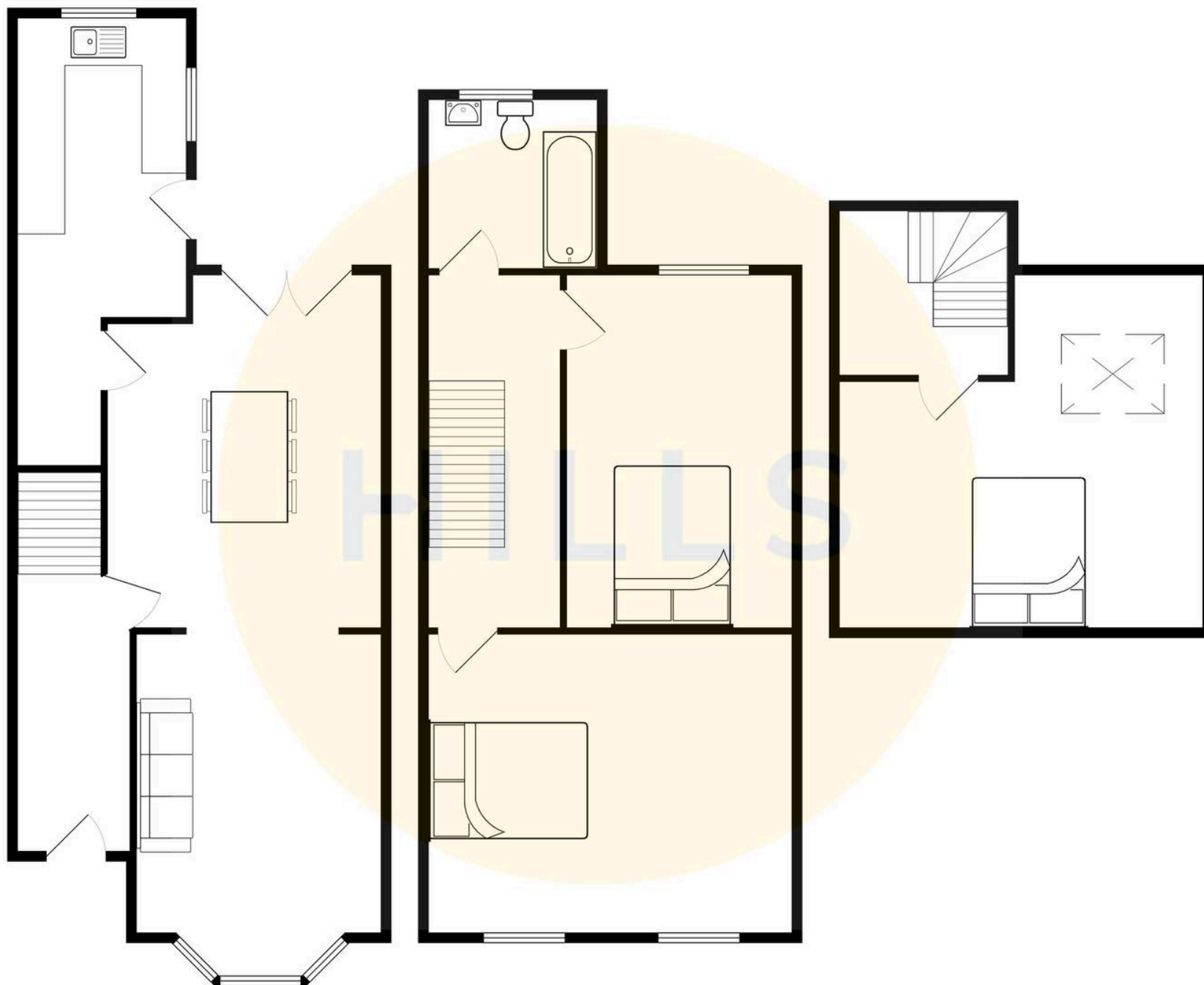
7' 5" x 6' 11" (2.26m x 2.11m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.