



REGISTERED OFFICE

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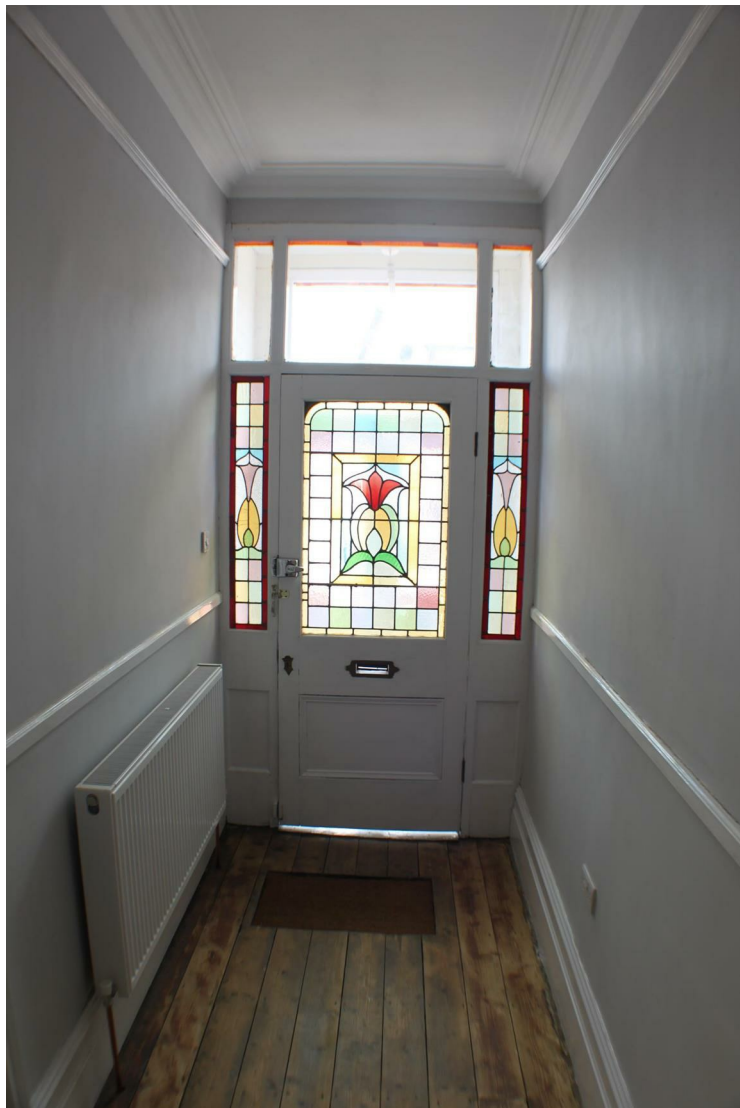
Claremont Road, Salford, M6 7QF



Offers over £275,000

4 BED VICTORIAN SEMINO CHAIN** GREAT LOCATION**NOT TO BE MISSED****Barlow White are pleased to bring to the market this PERIOD property on the sought after CLAREMONT RD, SALFORD 6 facing LIGHT OAKS PARK. Briefly comprising of a LIVING ROOM, DINING ROOM, downstairs W/C, FAMILY KITCHEN, 4 BEDROOMS and a FAMILY BATHROOM. With so much space to offer the property has recently undergone a complete refurbishment including, NEW GCH, NEW KITCHEN, NEW BATHROOM a full RE-WIRE, RE-PLASTER and RE-DECORATION a NEW ROOF and the external brickwork has been RE-POINTED. The property is in excellent condition throughout and is ready to move into. Also benefits from DOUBLE GLAZED windows, PARKING for 2 CARS to the front with a BLOCK PAVED DRIVEWAY and a rear walled GARDEN with an INDIAN STONE patio. In a great location close to SALFORD ROYAL HOSPITAL and good transport links into the CITY CENTRE. This modern property with period charm will sell. To arrange a viewing please call Barlow White on 0161 7880909

Entrance Hallway



An enclosed porch leading into a Grand, spacious hallway with access to the large cellars, power

points, radiator, dado rail, coving and natural wood flooring.

Lounge
12'9 x 16'4 (3.89m x 4.98m)



With power points and radiator, coving, dado rail, a living flame gas fire with a Adams style mahogany mantle and tiled hearth, natural wood flooring and a bay front aspect window.

Dining room
11'9 x 13'1 (3.58m x 3.99m)



Power points, radiator, coving and dado rail. A open stone fire place with a brick inset, natural wood flooring and a rear aspect window.

Kitchen
19'3 x 12'1 (5.87m x 3.68m)



Floor standing and wall mounted units in grey with block work surfaces and upstand. Centre Island with belfast sink. Extractor and radiator, Stoves range cooker with gas hob and appliance space for

washer and dryer. Integrated dishwasher, fridge / freezer and laminated flooring.

Bathroom

7'9 x 8'10 (2.36m x 2.69m)



4 piece bathroom suite including bath, freestanding mains connected shower cubicle, pedestal sink and w/c. A towel radiator, side facing window, expelair an open shelving unit, part tiles walls and tiled flooring.

Bedroom One

16'5 x 10'1 (5.00m x 3.07m)



Bay window to front aspect, power points and radiator.

Bedroom Two

10' x 7'3 (3.05m x 2.21m)



Window to front aspect, power points, radiator and coving.

Bedroom Three

13'1 x 11'11 (3.99m x 3.63m)

Window to rear aspect with power points and radiator.

Bedroom Four

12'1 x 7'9 (3.68m x 2.36m)

Window to rear aspect with power points and radiator.

Externally



To the front of the property is a block paved driveway offering space for two vehicles which overlooks Light Oaks Park. To the rear of the property is a medium sized walled garden with a lawn and patio area, complete with a back gate and security lighting.

