



Chomlea Manor, Claremont Road

Salford



Offers Over £220,000

Chomlea Manor

Salford

Offering an abundance of space, this three bedroom family home has a lot to offer! With three generous bedrooms, two large reception rooms, a driveway and a garage providing off-road parking, along with a mature garden to the rear - this property is not to be missed!

Council Tax band: B

Tenure: Freehold

- Spacious Three Bedroom Family Home
- Recently Redecorated to a Good Standard
- Large Lounge with Patio Doors to the Rear and an Additional, Generously Sized Dining Room
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Three Generously Sized Bedrooms
- Benefits from a Downstairs W/C
- Driveway and a Garage Providing Off-Road Parking
- Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Buile Hill Park
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



Entrance Hallway

UPVC door to the front, ceiling light point, under the stairs storage and laminate flooring.

Lounge

Dimensions: 16' 6" x 19' 0" (5.025m x 5.784m). Double glazed window to the front, two ceiling light points, plug point and TV point. two wall mounted radiators and laminate flooring.

Kitchen

Dimensions: 7' 11" x 10' 7" (2.402m x 3.226m). Fitted with a range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, 4 ring gas hob and oven, as well as extractor over. Space for washing machine and fridge/freezer. UPVC door to the rear and double glazed window to the rear. Two ceiling light points, plug points and laminate flooring.

Dining Room

Dimensions: 10' 8" x 14' 1" (3.249m x 4.284m). Double glazed patio doors to the rear, ceiling light point, plug points, wall mounted radiator and laminate flooring.

WC

Dimensions: 2' 8" x 7' 2" (0.802m x 2.183m). Two piece suite comprising of low level W.C. and pedestal hand wash basin. Double glazed window to the front, ceiling light point and vinyl flooring.

Landing

Ceiling light point, built in storage (with boiler), loft access and laminate flooring.

Bedroom One

Dimensions: 9' 11" x 8' 3" (3.018m x 2.518m). Double glazed window to the front, ceiling light point, built in storage, wall mounted radiator, plug points and laminate flooring.



Bedroom Two

Dimensions: 14' 0" x 8' 4" (4.263m x 2.532m). Double glazed window to the rear, ceiling light point, plug points, wall mounted radiator, fitted wardrobes and laminate floors.

Bedroom Three

Dimensions: 10' 4" x 10' 9" (3.147m x 3.265m). Double glazed window to the rear, ceiling light point, plug points, fitted wardrobe, wall mounted radiator and laminate flooring.

Bathroom

Dimensions: 6' 7" x 5' 7" (2.014m x 1.702m). Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath with shower over. Wall-mounted heated towel rail, double glazed window to the front and ceiling light point. Vinyl flooring and tiled walls.

Garage

Attached at the front of the property, the garage benefits of up-and-over front door, as well as side access door, ceiling light point and power points.

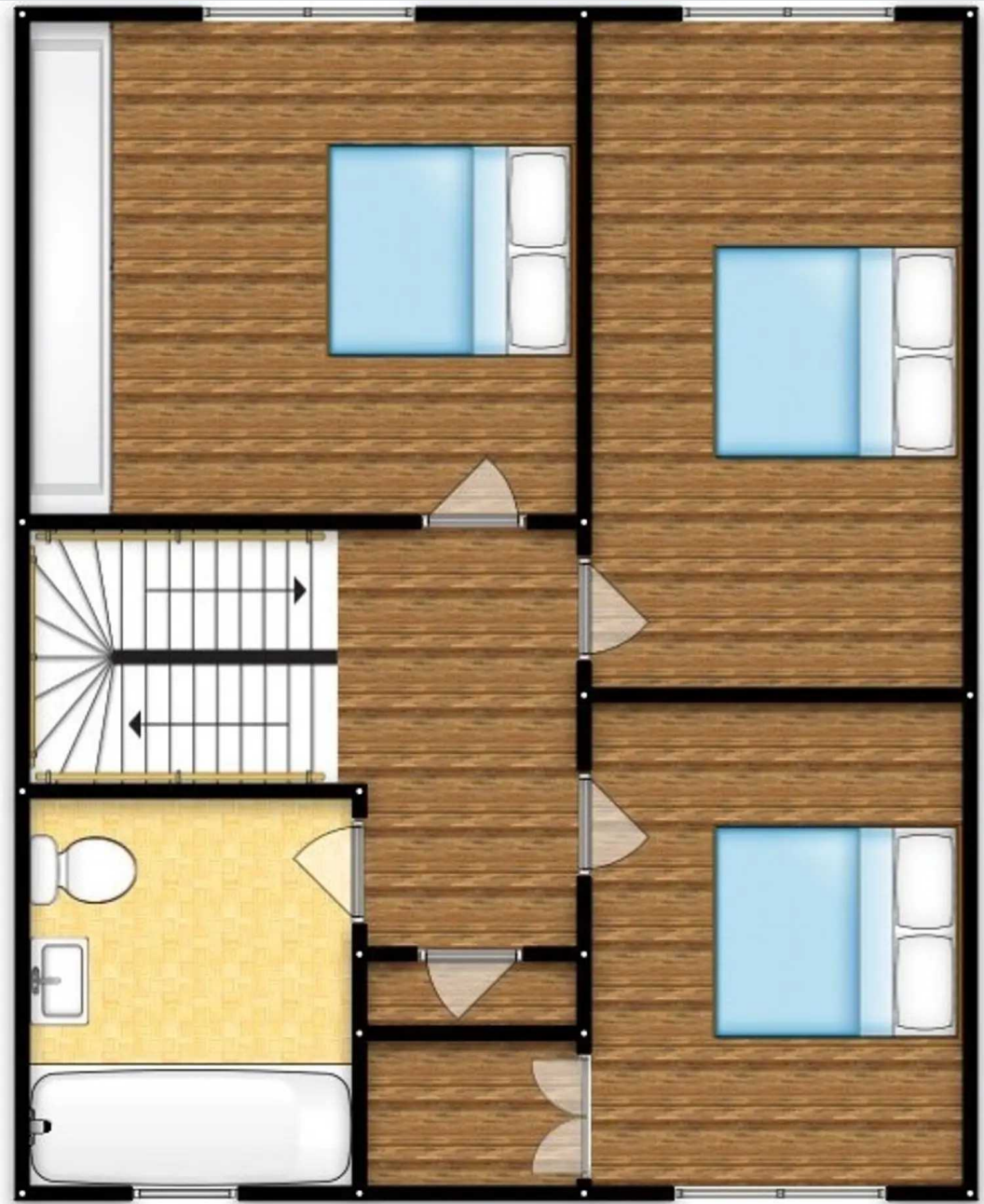
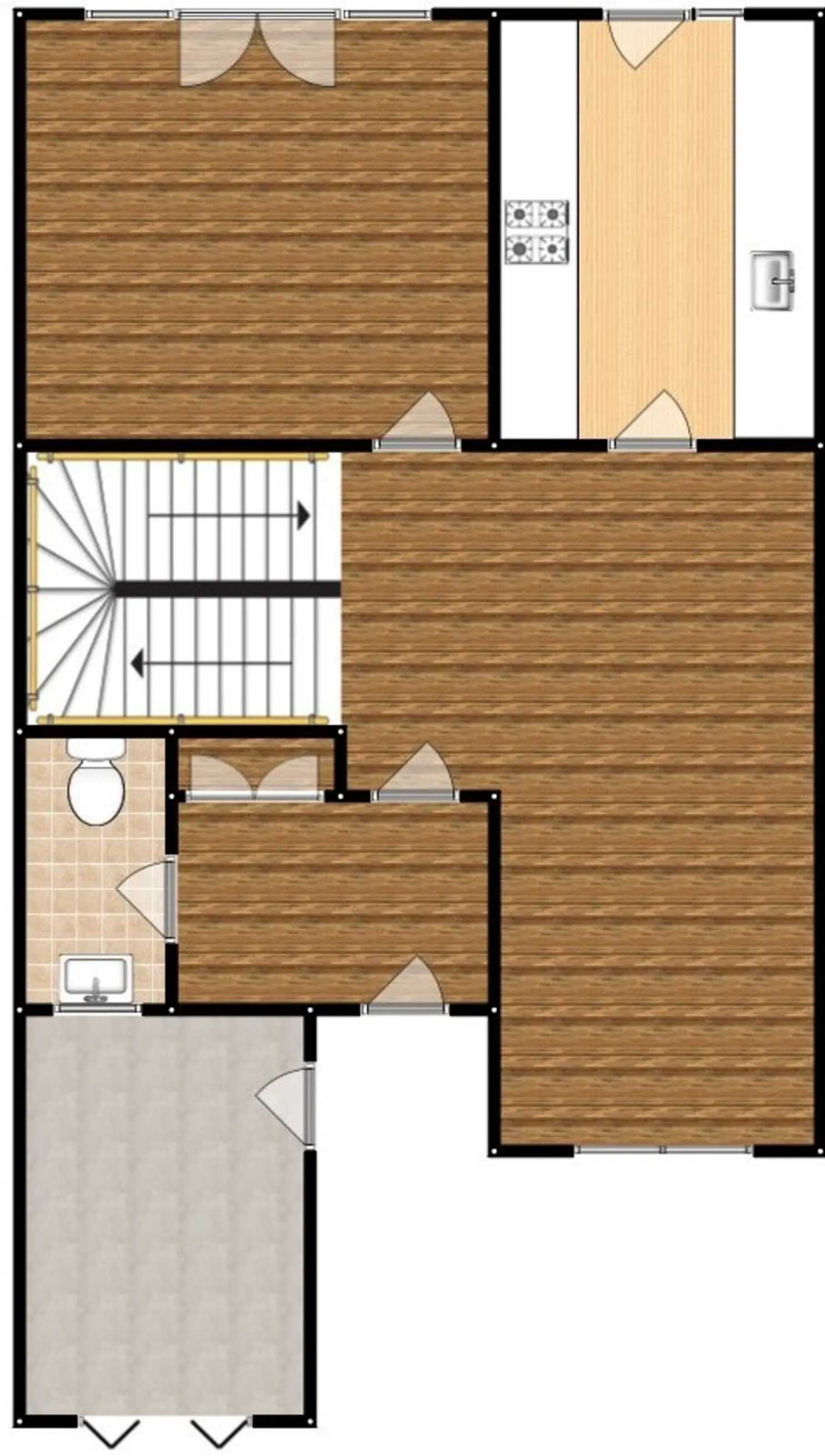
Externally

To the front, a paved off-road parking space and access to the garage through up-and-over door. To the rear, a private garden with lawn, paved seating area and planted borders, as well as wooden panel fence all-round.



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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