



# Hills Residential



Take a look at this brilliant two bedroom property! This EXTENDED home is perfect for a first time buy or investment. It features a large master double bedroom good sized second bedroom and bathroom upstairs whist downstairs offers a modern fitted kitchen diner, separate bathroom and a well-kept living room. Externally there is a good sized front garden and rear yard which are both paved for low maintenance. Call now to book a viewing on (0161) 707 4900!

Highfield Road

Salford, M6 5LA

Monthly Rental Of £650



**EXTENDED TWO BEDROOM PROPERTY**

**GARDEN TO FRONT & REAR**

**FULLY UPVC DOUBLE GLAZED &  
GAS CENTRAL HEATED**

### Entrance Porch

uPVC entrance door, carpeted floors and ceiling light point.

### Lounge 12' 3" x 12' 2" (3.73m x 3.71m)

Electric fire with wooden feature surround, wall-mounted radiator and ceiling covings. uPVC double glazed window to the front, carpeted floors, TV, phone and power points, as well as ceiling light point.

### Kitchen/Diner 12' 1" x 12' 3" (3.68m x 3.73m)

Modern fitted gloss wall and base units with complimentary roll top work surface and integrated stainless steel sink, extractor, electric oven and 4 ring gas hob. Space and plumbing for washer and fridge freezer. uPVC double glazed window to the rear, wall-mounted radiator, power points and ceiling light point. Tiled floors and part tiled walls.

### Downstairs W.C.

Low level W.C., uPVC double glazed window to the side and wall-mounted radiator. Vinyl floors and ceiling light point.

### Landing

Access to all rooms on the first floor, carpeted floors and ceiling light point.

### Bedroom One 12' 4" x 12' 2" (3.76m x 3.71m)

uPVC double glazed window to the front, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

### Bedroom Two 11' 1" x 6' 1" (3.38m x 1.85m)

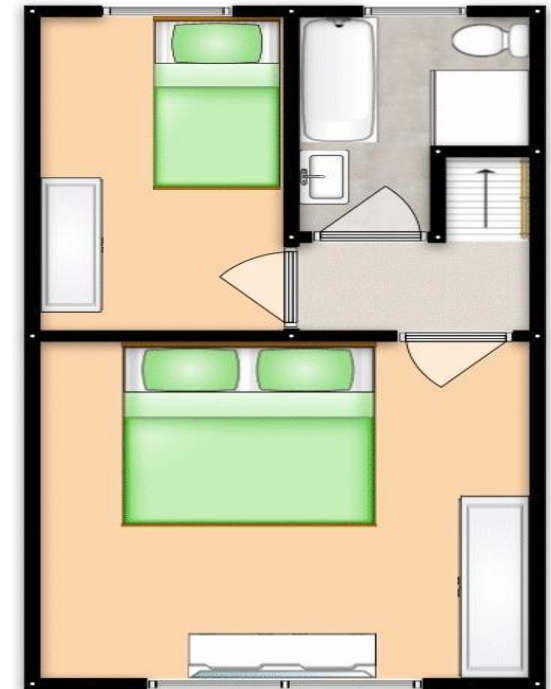
Combi boiler, uPVC double glazed window to the rear and wall-mounted radiator. Carpeted floors, power points and ceiling light point.

### Bathroom 8' 4" x 5' 8" (2.54m x 1.73m)

Three piece white suite comprising of low level W.C. pedestal hand wash basin and bath with shower over. uPVC double glazed window to the rear, wall-mounted radiator and storage cupboard. Vinyl floor, part tiled walls and ceiling light point.

### Externally

To the front, a paved small garden, fully enclosed by brick-built wall and with gated access. To the rear, a private enclosed garden, fully paved and with gated secure rear access.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.







# Energy Performance Certificate

Highfield Road, SALFORD, M6 5LA

**Dwelling type:** Mid-terrace house      **Reference number:** 9668-8011-6295-9482-4980  
**Date of assessment:** 16 May 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 16 May 2012      **Total floor area:** 58 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


**Estimated energy costs of dwelling for 3 years:**

**£ 1,644**

**Over 3 years you could save**

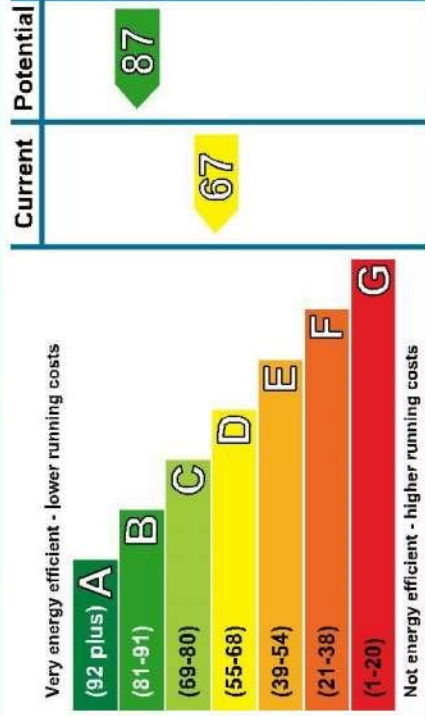
**£ 315**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 99 over 3 years	
Heating	£ 1,212 over 3 years	£ 993 over 3 years	
Hot Water	£ 297 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,644</b>	<b>£ 1,329</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 36	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 87	✓
3 Floor Insulation	£800 - £1,200	£ 54	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.