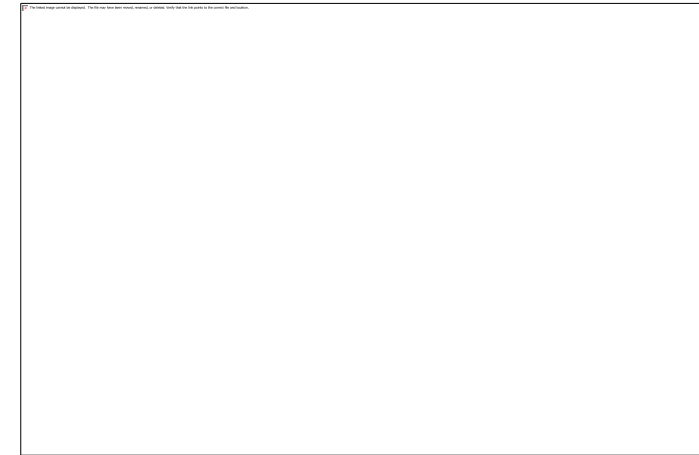
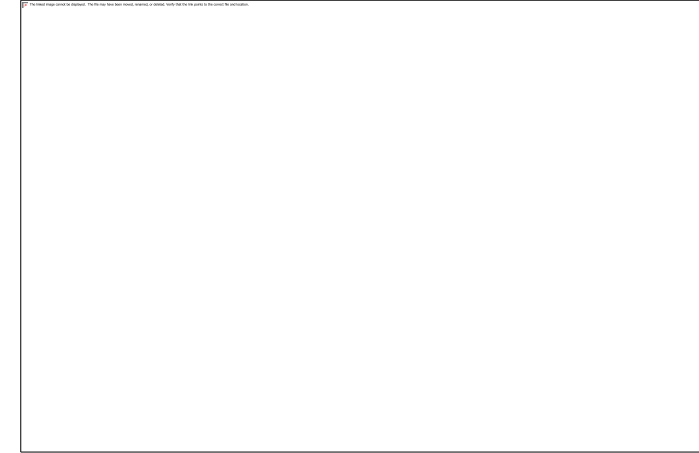
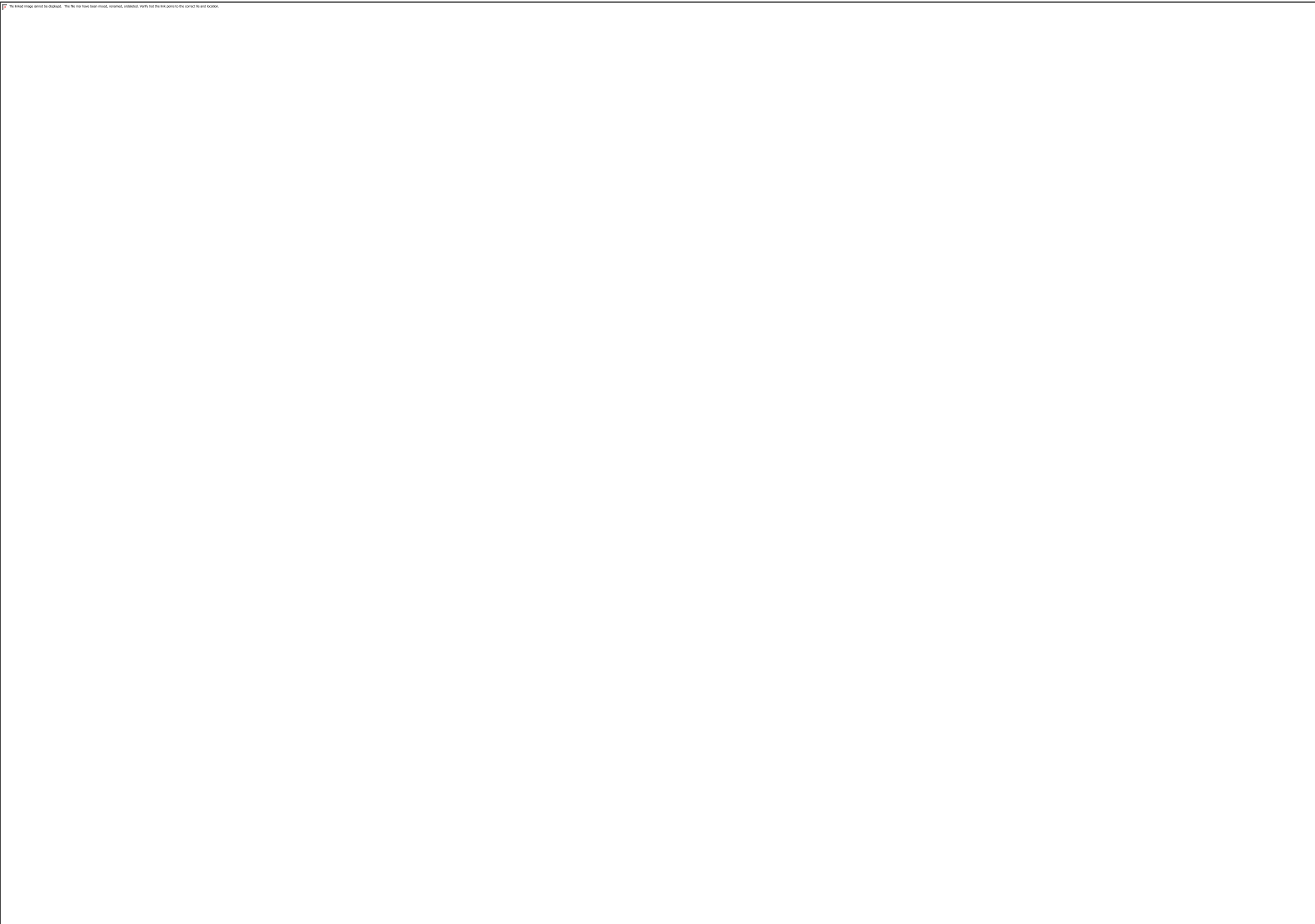




Hills Residential

Enville Road
Salford, M6 7JU

Monthly Rental Of £650



**** CHAIN FREE – LARGE 3 BED SEMI-DETACHED FAMILY HOME **** Featuring both FRONT & REAR GARDENS this property will not stick around! To the first floor there is an entrance hallway, LARGE RECEPTION ROOM, fully fitted kitchen and DOWNSTAIRS W/C. Whilst to the second floor there are 2 GOOD SIZED DOUBLE BEDROOMS, further single bedroom and FAMILY BATHROOM! Externally there is a front garden and good sized rear garden which is not overlooked and benefits from the sun most of the day. Call today to book a viewing on 0161 707 4900 !

NO CHAIN

3 BEDROOMS (2 DOUBLES)

GREAT SIZED REAR GARDEN

Hallway

Wall-mounted radiator, laminate floors and ceiling light point. Stairs to the first floor landing.

Lounge *15' 7" x 11' 4" (4.75m x 3.45m)*

Gas fire with wooden feature surround, single glazed window to the front and wall-mounted radiator. Laminate floors, TV, phone and power points, as well as ceiling light point.

Kitchen/Diner *15' 8" x 7' 8" (4.77m x 2.34m)*

Fitted with a wooden range of wall and base units with complimentary roll top work surface and integrated stainless steel sink. Space and plumbing for cooker and washing machine, wall-mounted radiator and two single glazed windows to the rear. Extractor fan, tiled floors and tiled splash backs. Power points and ceiling light point.

First Floor Landing

Access to the loft, single glazed window to the side and carpeted floors, as well as ceiling light point.

Bedroom One *11' 4" x 12' 10" (3.45m x 3.91m)*

Double glazed window to the front, laminate floors and wall-mounted radiator. Ceiling light point and power points.

Bedroom Two *11' 3" x 9' 5" (3.43m x 2.87m)*

Double glazed window to the rear, stripped floors, power points and ceiling light point.

Bedroom Three *9' 0" x 8' 5" (2.74m x 2.56m)*

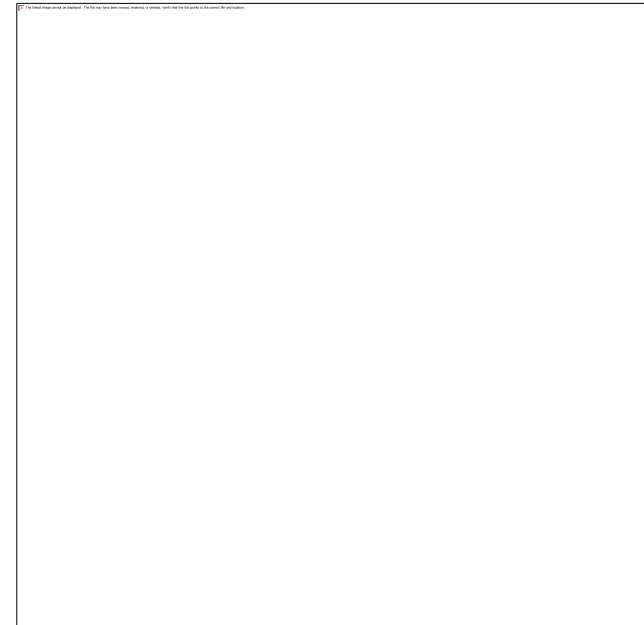
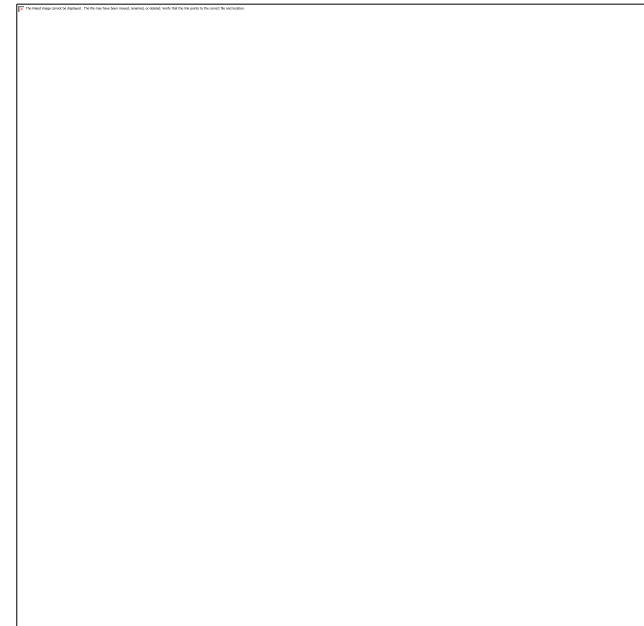
Double glazed window to the front, laminate floors and wall-mounted radiator. Ceiling light point and power points.

Bathroom *7' 5" x 6' 7" (2.26m x 2.01m)*

Three piece suite comprising of low level W.C., hand wash basin and bath with shower over. Double glazed window to the rear, wall-mounted radiator and ceiling light point. Tiled floors and part tiled walls.

Externally

To the front, a small enclosed garden with grass and mature plants, as well as paved alley to the front door. To the rear, a laid to lawn garden with mature trees, privately enclosed by wooden fence.



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

Enville Road, SALFORD, M6 7JU

Dwelling type: Semi-detached house **Reference number:** 2368-8999-7290-4305-0994
Date of assessment: 26 October 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 26 October 2015 **Total floor area:** 71 m²

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:

£ 1,890

Over 3 years you could save

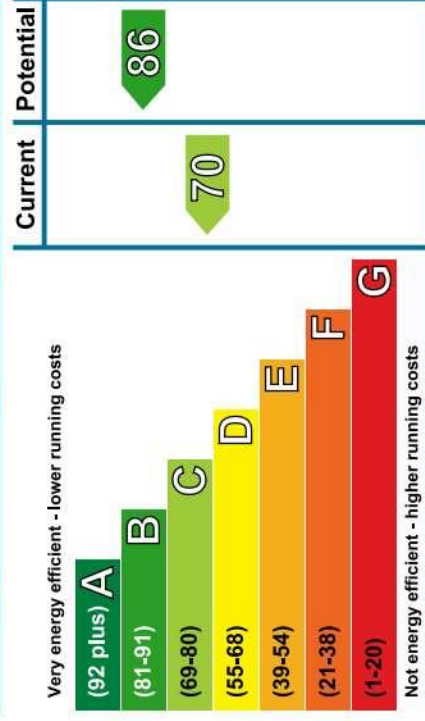
£ 288

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 144 over 3 years	
Heating	£ 1,428 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 231 over 3 years	£ 129 over 3 years	
Totals	£ 1,890	£ 1,602	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 114	✓
2 Low energy lighting for all fixed outlets	£25	£ 75	
3 Solar water heating	£4,000 - £6,000	£ 102	✓

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 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.