



Hills Residential

**** 3 DOUBLE BEDROOM FAMILY HOME WITH OFF-ROAD PARKING **** Looking for your first home or more space? Look no further. This EXTENDED semi-detached property comes with LARGE FRONT & REAR GARDENS which also benefits from the sun most of the day. To the ground floor there is an entrance hallway, 24FT + LIVING AREA and I-shaped modern kitchen. To the first floor there are 2 DOUBLE BEDROOMS, further single bedroom and FAMILY BATHROOM. Externally there is OFF-ROAD PARKING along with FRONT & REAR GARDENS. Located within walking distance to amenities and great transport links this really could be the perfect home. Call today to book a viewing on 0161 707 4900 !

Langworthy Road
Salford, M6 7AQ

Offers in Excess of £120,000

0161 7074900

info@hillsresidential.co.uk

Hallway

Access to the Lounge and Kitchen, stairs to the first floor, timber framed entrance door and UPVC window to the front. Carpeted floors and ceiling light point.

Lounge 17' 8" x 10' 11" (5.38m x 3.32m)

UPVC double glazed bay window to the front, feature fireplace and wall-mounted double radiator. Laminate floors, double doors opening to the Kitchen, TV point and power points, as well as ceiling light point.

Kitchen/Diner 20' 4" x 18' 8" (6.19m x 5.69m)

A large space with fitted wooden range of wall and base units, as well as complimentary roll top work surface and integrated stainless steel sink. Space and plumbing for 5 ring gas cooker and double oven, washing machine and fridge freezer. UPVC double glazed window to the rear, tiled floors and tiled splash backs. Ceiling light point and power points.

First Floor Landing

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

Bedroom One 11' 8" x 10' 11" (3.55m x 3.32m)

UPVC double glazed window to the front, wall-mounted radiator and carpeted floors. Ceiling light point and power points.

Bedroom Two 10' 11" x 8' 6" (3.32m x 2.59m)

Wall-mounted radiator, UPVC double glazed window to the rear and laminate floors. Power points and ceiling light point.

Bedroom Three 7' 10" x 7' 9" (2.39m x 2.36m)

UPVC double glazed window to the rear, laminate floors and wall-mounted radiator. Ceiling light point and power points.

Bathroom

Three piece white suite comprising of low level W.C., wall-mounted hand wash basin and bath with shower over. UPVC double glazed frosted window to the front, lino floors and fully tiled walls, as well as ceiling light point.

Externally

To the front, a large split-level garden with lawn and paved off-road parking. To the rear, the private garden benefits of large grass area, decked seating area and wooden panel fence all-round.



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

Langworthy Road, SALFORD, M6 7AQ

Dwelling type: Semi-detached house **Reference number:** 8992-6374-0029-4397-5953
Date of assessment: 13 November 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 November 2015 **Total floor area:** 81 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:

£ 2,298

Over 3 years you could save

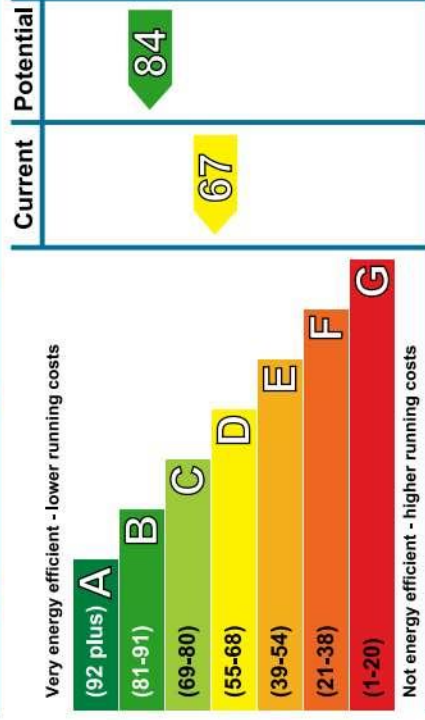
£ 462

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 159 over 3 years	
Heating	£ 1,653 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 2,298	£ 1,836	

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	£ 138	✓
2 Low energy lighting for all fixed outlets	£50	£ 135	
3 Heating controls (room thermostat)	£350 - £450	£ 81	✓

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.