

WOW, TAKE A LOOK AT THIS BEAUTIFUL HOME!! Presented to the HIGHEST STANDARDS THROUGHOUT this exceptional family home features a MODERN FITTED KITCHEN, THREE SPACIOUS BEDROOMS, TWO RECEPTION ROOMS and a WELL-KEPT/PRIVATE GARDEN to the rear!! Situated close to excellent local transport links and amenities the property offers everything you could want in a home. With a welcoming entrance hallway, lounge, dining room (complete with WOOD BURNER) and modern fitted kitchen to the ground floor. With three well-proportioned bedrooms and a fitted bathroom to the 1st floor. Fully gas central heated and double glazed. Externally the property sits in a decent plot with a gated front garden and a further lawned garden to the rear. Call the office on 01617074900 to arrange your viewing today!

Langworthy Road Salford, M6 5PQ

Monthly Rental Of £450

0161 7074900 info@hillsresidential.co.uk

Reception Room One 15' 9" x 15' 1" (4.80m) x 4.59m)

UPVC door to the front, UPVC double glazed bay window to the front and gas fireplace. Ceiling light point, power point, TV point, phone point, double radiator and laminate flooring.

Reception Room Two 15' 9" x 9' 8" (4.80m x 2.94m)

UPVC French doors to the rear, ceiling light point, power point, TV point, log burner, under stairs storage and laminate flooring.

Kitchen 15' 3" x 7' 1" (4.64m x 2.16m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Electric oven, gas hob, space for fridge/freezer and integrated washer and drier. Two UPVC double glazed windows to the side an rear, two ceiling light points, power points, Combi boiler and tiled flooring.

'L Shaped' First Floor Landing

Ceiling spotlights, power points, double radiator, access to the loft and carpeted floors.

Bedroom One 15' 9" x 9' 8" (4.80m x 2.94m) UPVC double glazed window to the rear, ceiling

light point, power point, TV point, double radiator, fitted wardrobes and carpeted floors.

Bedroom Two 12' 3" x 8' 7" (3.73m x 2.61m) UPVC double glazed window to the front, ceiling light point, power point, TV point, fitted wardrobes and carpeted floors.

Bedroom Three 9' 5" x 6' 9" (2.87m x 2.06m) UPVC double glazed window to the front, ceiling light point, power point, TV point, radiator, fitted wardrobes and carpeted floors.

Bathroom 7' 2" x 6' 4" (2.18m x 1.93m)

Fitted three piece white suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. UPVC double glazed window to the side, ceiling light point, radiator, part tiled walls and tiled flooring.

Externally

To the front, paved garden with wall and gated access. To the rear, garden with lawn, block paved seating area, shed and gated 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

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 5PQ

Dwelling type: Mid-terrace house
Date of assessment: 31 May 2013

Total floor area: June 2013 04 Date of certificate:

Type of assessment: RdSAP, existing dwelling **Total floor area:** 79 m²

Reference number:

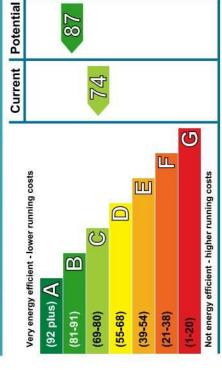
Use this document to:

- 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	rgy costs of dwelling for 3 years:		£ 1,653
Over 3 years you could save	save		£ 153
Estimated energy cos	nergy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 135 over 3 years	
Heating	£ 1,161 over 3 years	£ 1,179 over 3 years	plinos nov
Hot Water	£ 261 over 3 years	£ 186 over 3 years	save £ 153
Totals	Totals £ 1,653	£ 1,500	over 3 years

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 Low energy lighting for all fixed outlets	560	£ 78	
2 Solar water heating	£4,000 - £6,000	£ 75	>
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 651	()

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.