



Hills Residential

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

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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 and 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.







Energy Performance Certificate

Langworthy Road, SALFORD, M6 5PQ

Dwelling type: Mid-terrace house **Reference number:**
Date of assessment: 31 May 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 June 2013 **Total floor area:** 79 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:

£ 1,653

Over 3 years you could save

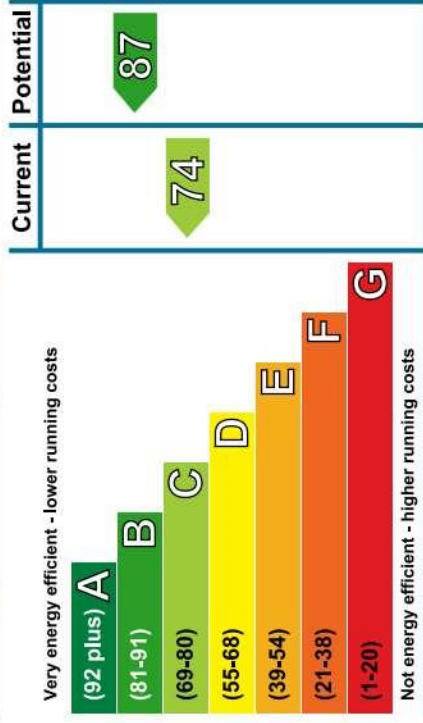
£ 153

Estimated energy 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	
Hot Water	£ 261 over 3 years	£ 186 over 3 years	
Totals	£ 1,653	£ 1,500	

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	£60	£ 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.