



Hills Residential

18TH CENTURY DWELLING CONVERTED INTO APARTMENTS!! This **DUPLEX APARTMENT** is a must view and comes offered with **NO VENDOR CHAIN!** To the first floor is a w/c, lounge and a modern fitted kitchen. To the ground floor is **TWO DOUBLE BEDROOMS** and a modern fitted bathroom. The Dwelling was originally built for a family that was in the textile industry before changing hands to become Pendleton High School for girls. Later becoming office with the local authority and then being converted in the apartments. Whilst the apartments are modern, the communal areas still boasts character and original features. The picturesque grounds are accessed via electric gates. The grounds compromise a car park, water fountain grassed area and woodlands. The property is located in a desirable area of 'M6' and close to transport links and other local amenities. Call the office today on 01617074900 to arrange your viewing!

Chaseley Field Mansions
Salford, M6 7DZ

Monthly Rental Of £850

0161 7074900

info@hillsresidential.co.uk

Entrance Hallway

Entrance door to the front, wall-mounted light point, boiler and intercom.

WC 3' 7" x 7' 5" (1.09m x 2.26m)

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Two ceiling spotlights, wall-mounted towel radiator, tiled walls and tiled flooring.

Lounge 12' 6" x 14' 9" (3.81m x 4.49m)

Double glazed window to the side, ceiling light point, wall-mounted radiator, three wall-mounted light points and laminate flooring.

Kitchen 7' 3" x 8' 6" (2.21m x 2.59m)

Fitted with a range of gloss wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring electric hob, integrated extractor, integrated fridge/freezer, integrated dishwasher and space for washing machine. Double glazed window to the side, ceiling light point, wall-mounted radiator, tiled splashbacks and tiled flooring.

Landing

Two ceiling spotlights, wall-mounted light point, wall-mounted radiator, spiral stairs, door to communal gardens and laminate flooring.

Bedroom One 12' 3" x 12' 3" (3.73m x 3.73m)

Eight ceiling spotlights, wooden door to the light well, wall-mounted radiator and carpeted floors.

Bedroom Two 7' 3" x 8' 4" (2.21m x 2.54m)

Four ceiling spotlights, wooden doors to the light well, spiral stairs and carpeted floors.

Bathroom 5' 5" x 6' 8" (1.65m x 2.03m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower over. Five ceiling spotlights, wall-mounted towel radiator, tiled walls and tiled flooring.

Externally

There is a car park with parking spaces available, water fountain and laid to lawn communal gardens.



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.





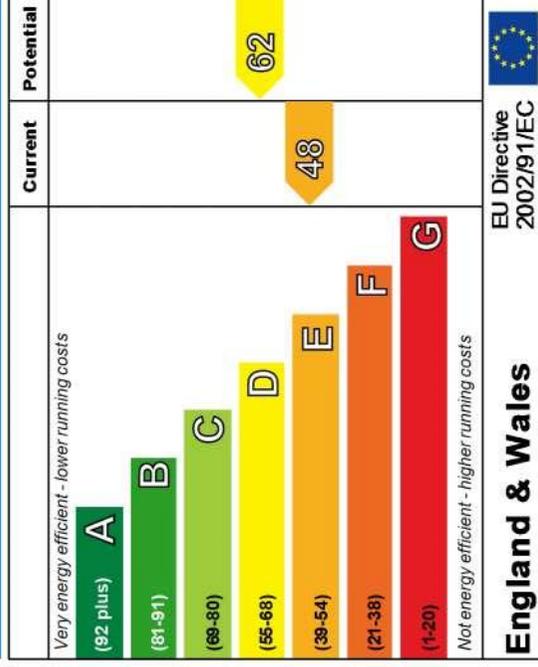
Energy Performance Certificate

Chaseley Field Mansions
Chaseley Road
SALFORD
M6 7DZ

Dwelling type: Ground-floor flat
Date of assessment: 16 January 2009
Date of certificate: 19 January 2009
Reference Number:
Total floor area: 74 m²

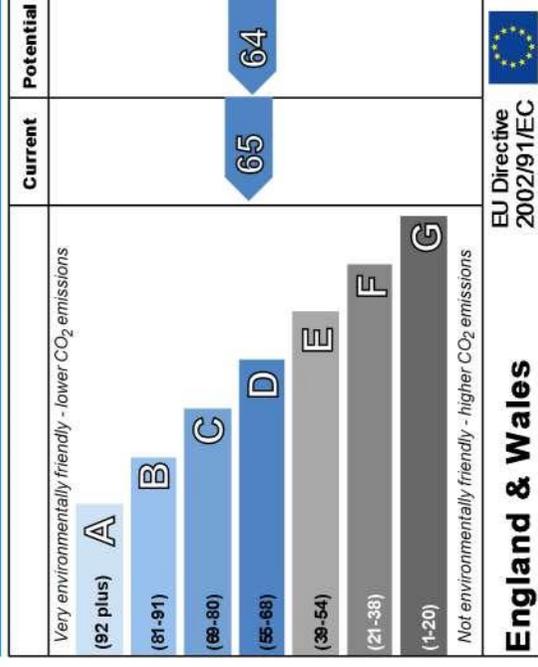
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	277 kWh/m ² per year	289 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	3.2 tonnes per year
Lighting	£73 per year	£40 per year
Heating	£439 per year	£278 per year
Hot water	£260 per year	£260 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome