



**** NO CHAIN - STUNNING 3 BEDROOM SEMI-DETACHED HOME ** FIRST TO SEE WILL BUY!** This SUPERB family home is located within catchment area for great local schooling. IMMACULATE condition throughout this property benefits downstairs from an entrance porch, hallway, 200 SQ FT LIVING AREA and modern fitted kitchen. To the first floor there are 2 DOUBLE BEDROOMS, further single bedroom and MODERN TILED 4 PIECE FAMILY BATHROOM. Externally there is generous front and rear gardens which benefit from the sun most of the day and OFF-ROAD PARKING for multiple cars. This property will not stick around so call today to book a viewing on 0161 707 4900 !

**Lancaster Road
Salford, M6 8WA**

Offers in Excess of £140,000

**0161 7074900
info@hillsresidential.co.uk**

Hallway

Access from the Porch, stairs to the first floor, wall-mounted radiator and UPVC single glazed window to the front, as well as ceiling light point.

Lounge/Diner 20' 8" x 10' 7" (6.29m x 3.22m)

Spacious room with UPVC double glazed bay to the front and window to the rear, two wall-mounted radiators and carpeted floors. TV, phone and power points, as well as ceiling light point.

Kitchen 8' 0" x 11' 5" (2.44m x 3.48m)

Fitted with a high gloss white range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, 4 ring gas hob and oven, with extractor over. UPVC double glazed window to the rear and wall-mounted radiator. Wall-mounted radiator, tiled splash-backs and vinyl floors, as well as power points and ceiling light point.

First Floor Landing

Access to all rooms on the first floor, UPVC double glazed window to the side, carpeted floors and ceiling light point.

Bedroom One 11' 8" x 10' 2" (3.55m x 3.10m)

UPVC double glazed bay window to the front, wall-mounted radiator and built-in wardrobes. Carpeted floors, ceiling light point and power points.

Bedroom Two 11' 0" x 8' 5" (3.35m x 2.56m)

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

Bedroom Three 8' 0" x 7' 8" (2.44m x 2.34m)

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

Bathroom 7' 7" x 6' 6" (2.31m x 1.98m)

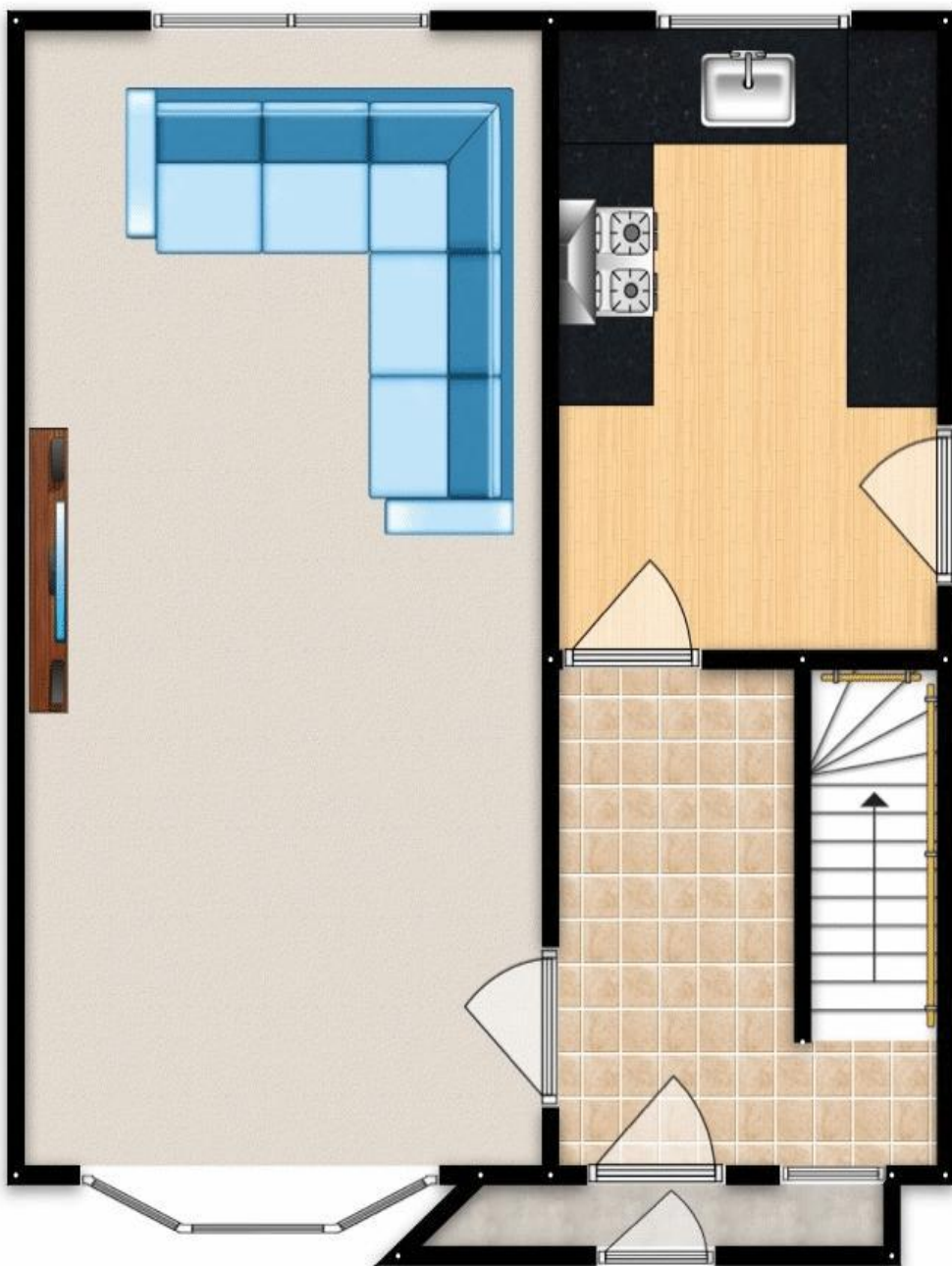
Three piece modern fitted suite with low level W.C., pedestal hand wash basin and bath, as well as walk-in shower. Wall-mounted heated chrome towel rail, two UPVC double glazed windows to the front and side, as well as ceiling light point. Pat tiled walls and lino floors.

Externally

To the front, a well-maintained large garden with lawn and paved off-road parking, access to the side and planted borders. To the rear, a split level garden with lawn and paved seating area, flower beds and wooden panel fence.







Energy Performance Certificate

Lancaster Road, SALFORD, M6 8WA

Dwelling type:	Semi-detached house	Reference number:	8134-6827-6250-4869-3922
Date of assessment:	21 March 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 March 2014	Total floor area:	69 m ²

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:

£ 1,818

Over 3 years you could save

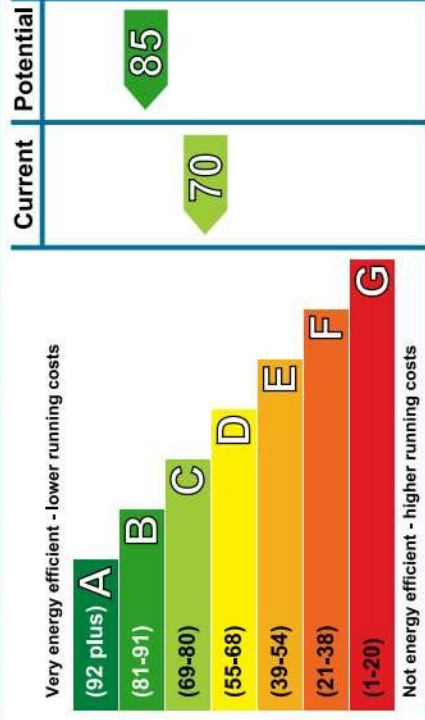
£ 213

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,347 over 3 years	
Hot Water	£ 183 over 3 years	£ 117 over 3 years	
Totals	£ 1,818	£ 1,605	

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	£800 - £1,200	£ 150	✓
2 Solar water heating	£4,000 - £6,000	£ 66	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	✓

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.