



HILLS

TWO DOUBLE BEDROOMS, MODERN 14FT KITCHEN DINER, PRIVATE REAR GARDEN & NO CHAIN! This **SPACIOUS** home is a must to view and comes with an entrance hallway, family lounge and kitchen diner to the ground floor. With **TWO DOUBLE BEDROOMS** and a **MODERN FITTED BATHROOM** to the 1st floor. The property is warmed by gas central heating and comes fully double glazed. Externally the property has a well-kept garden to the front and a private, enclosed garden laid to lawn to the rear. For more information or to book your viewing contact the office today!

Lichfield Street
Salford, M6 6DJ

Offers in Excess of £150,000

0161 7074900
sales@hills.agency

Entrance Hallway

Ceiling light point

Lounge 13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window, ceiling light point, wall mounted radiator, laminate flooring

Kitchen/Diner 14' 10" x 7' 5" (4.52m x 2.26m)

Compromising of wall and base units with contrasting worktops, including integral sink and drainer area. Integrated oven, hob and extractor fan. Boiler situated in kitchen. Space for washer and fridge freezer. Additional under stairs storage cupboard. Double glazed window, UPVC door leading to rear, ceiling light point.

Landing

Loft access, access to all upstairs rooms and ceiling light point.

Bedroom One 11' 9" x 11' 8" (3.58m x 3.55m)

Double glazing window, ceiling light point, wall mounted radiator.

Bedroom Two 9' 7" x 8' 0" (2.92m x 2.44m)

Double glazed window, ceiling light point, wall mounted radiator

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

Fitted with a three piece suite - bath, W.C and hand wash basin. Part tiled walls, double glazed window, ceiling light point, wall mounted radiator.

Externally

To the front is an enclosed garden with gated access. To the rear is an enclosed garden featuring of a lawn, paved patio area and built in trampoline, all surrounded by wooden panel boards.







Energy performance certificate (EPC)

 Lichfield Street SALFORD M6 6DJ	Energy rating D	Valid until: 19 February 2025 Certificate number: 2608-2078-6212-5445-1994
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Property type
Mid-terrace house

Total floor area
61 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)