



ARE YOU LOOKING FOR A MODERN 3 BEDROOM SEMI-DETACHED HOME with NO CHAIN! Stop and take a look at this excellent family home benefitting from TWO RECEPTION ROOMS, an EXTENDED KITCHEN and a SUN DRENCHED REAR GARDEN! Complete with no chain the property has recently been re-painted and has new carpets and flooring throughout. The property has an entrance porch, hallway, lounge, dining room and a 14ft fitted kitchen to the ground floor. Three bedroom and a fitted bathroom to the 1st floor. The property benefits from being fully double glazed and gas central heated throughout. Externally the property boasts off road parking to the front, with a private and enclosed garden to the rear. Ideally located close to excellent transport links and amenities.

**Greenbank Road
Salford, M6 8RG**

Monthly Rental Of £1,195

**0161 7074900
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Entrance Porch

UPVC entrance door and double glazed surround and access to the Hallway.

Hallway

Stairs to the first floor, meter cupboard, carpeted floors, alarm control panel and ceiling light point. Wall-mounted radiator and UPVC double glazed frosted window to the side.

Lounge 10' 3" x 12' 3" (3.12m x 3.73m)

UPVC double glazed bay window to the front, wall-mounted radiator and carpeted floors. Ceiling light point, TV, phone and power points.

Dining Room 11' 10" x 10' 9" (3.60m x 3.27m)

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

Kitchen 14' 0" x 6' 11" (4.26m x 2.11m)

Fitted with a white range of base units with complimentary roll top work surface and integrated stainless steel sink. Space and plumbing for gas oven and washing machine. UPVC double glazed window to the side and rear, as well as garden access to the side. Cushioned floors, part tiled walls, power points and ceiling light point.

First Floor Landing

Access to all rooms on the first floor, carpeted floors and ceiling light point. There is also access to the loft through a pull-down ladder, fully boarded and with ceiling light point.

Bedroom One 10' 8" x 11' 8" (3.25m x 3.55m)

UPVC double glazed bay window to the front, wall-mounted radiator and carpeted floors, as well as ceiling light point and power points.

Bedroom Two 10' 9" x 9' 9" (3.27m x 2.97m)

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

Bedroom Three 6' 11" x 7' 1" (2.11m x 2.16m)

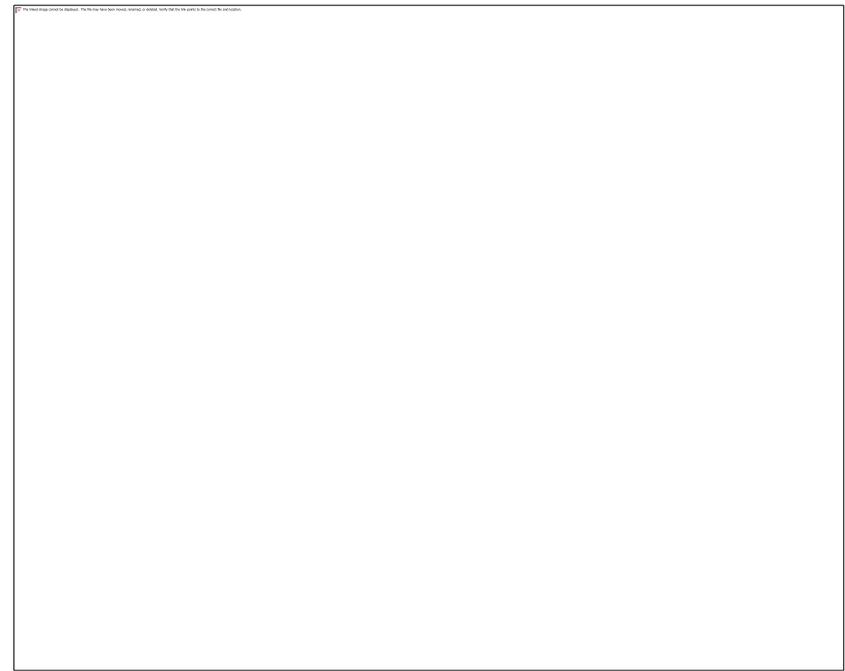
UPVC double glazed window to the rear, wall-mounted radiator, ceiling light point and power points, as well as carpeted floors.

Bathroom

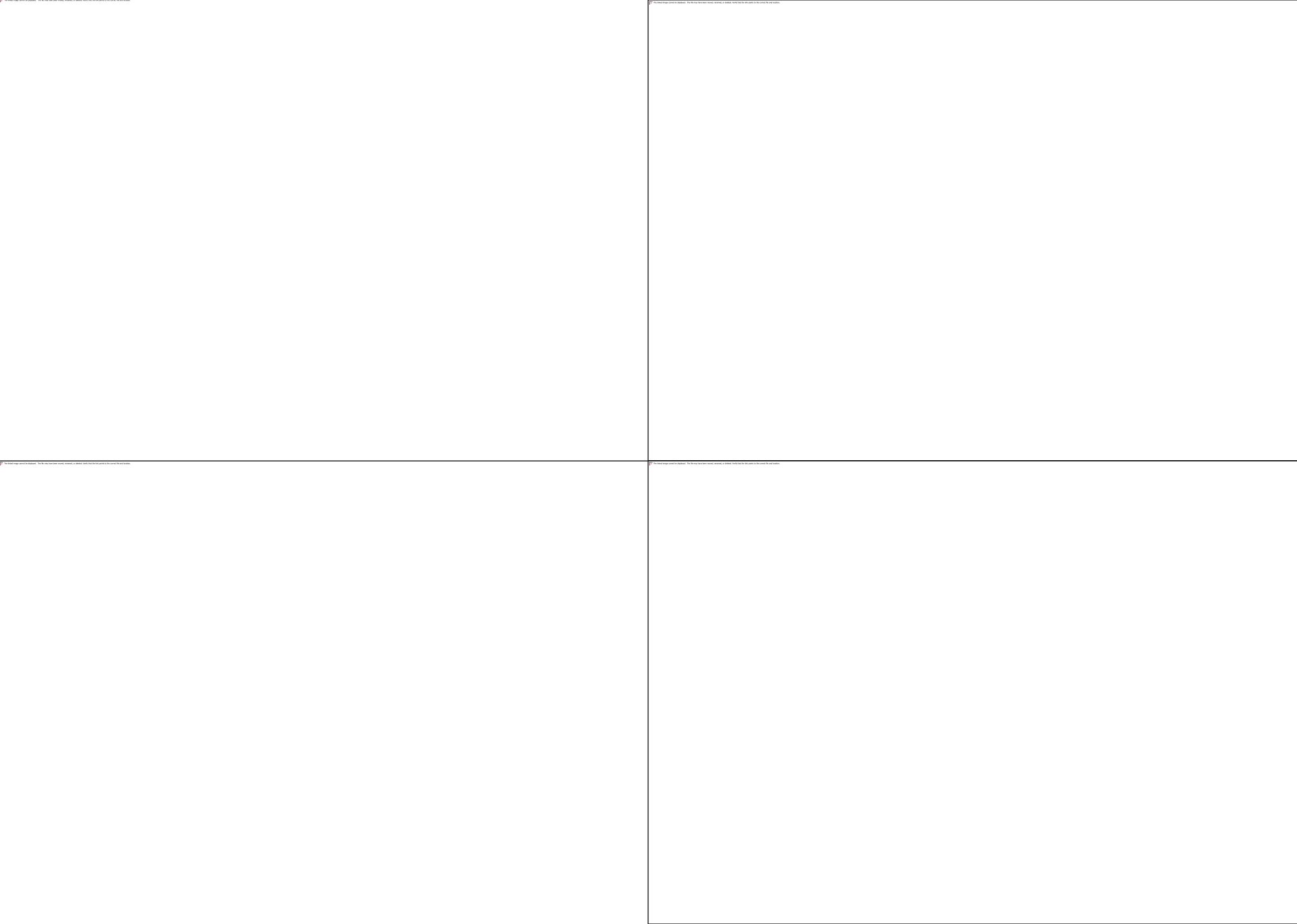
Fitted with a three piece gray suite comprising of low level W.C., pedestal hand wash basin and bath with shower over. Built-in storage, boiler, UPVC double glazed frosted window to the front and wall-mounted radiator. Fully tiled walls and cushioned floors, as well as ceiling light point.

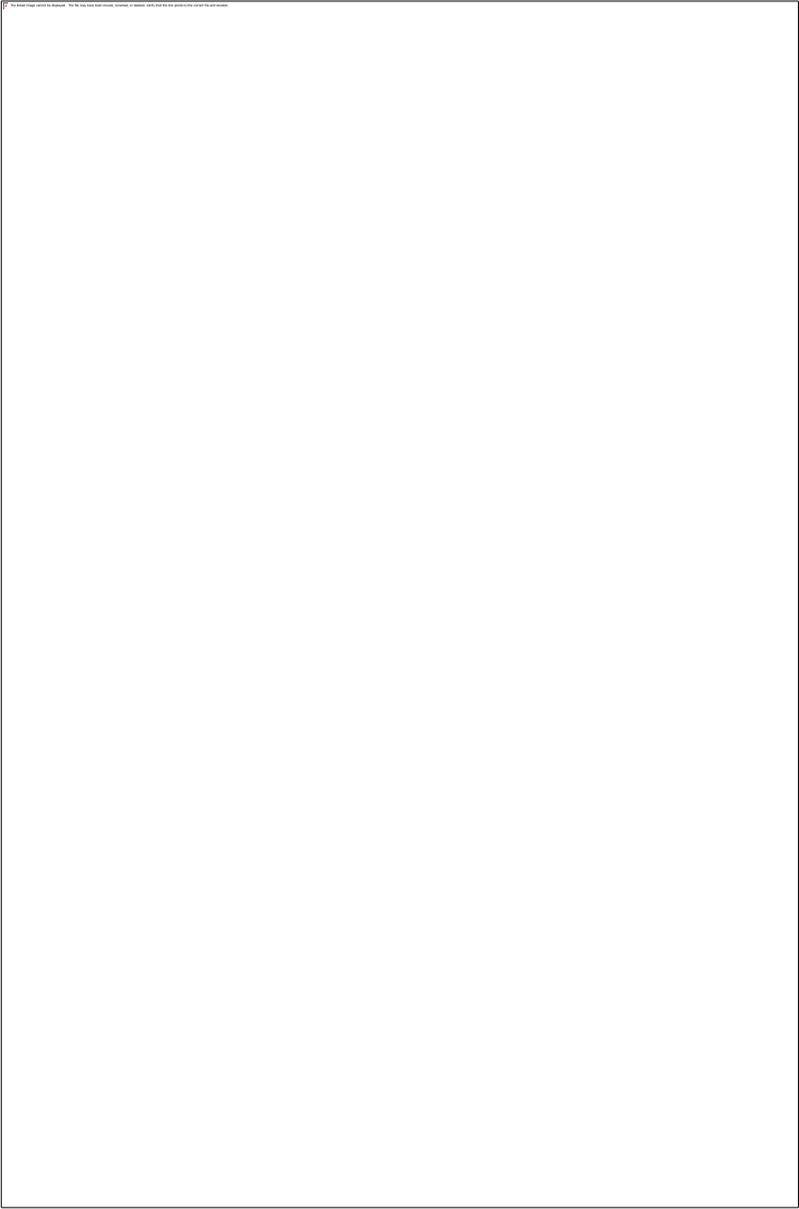
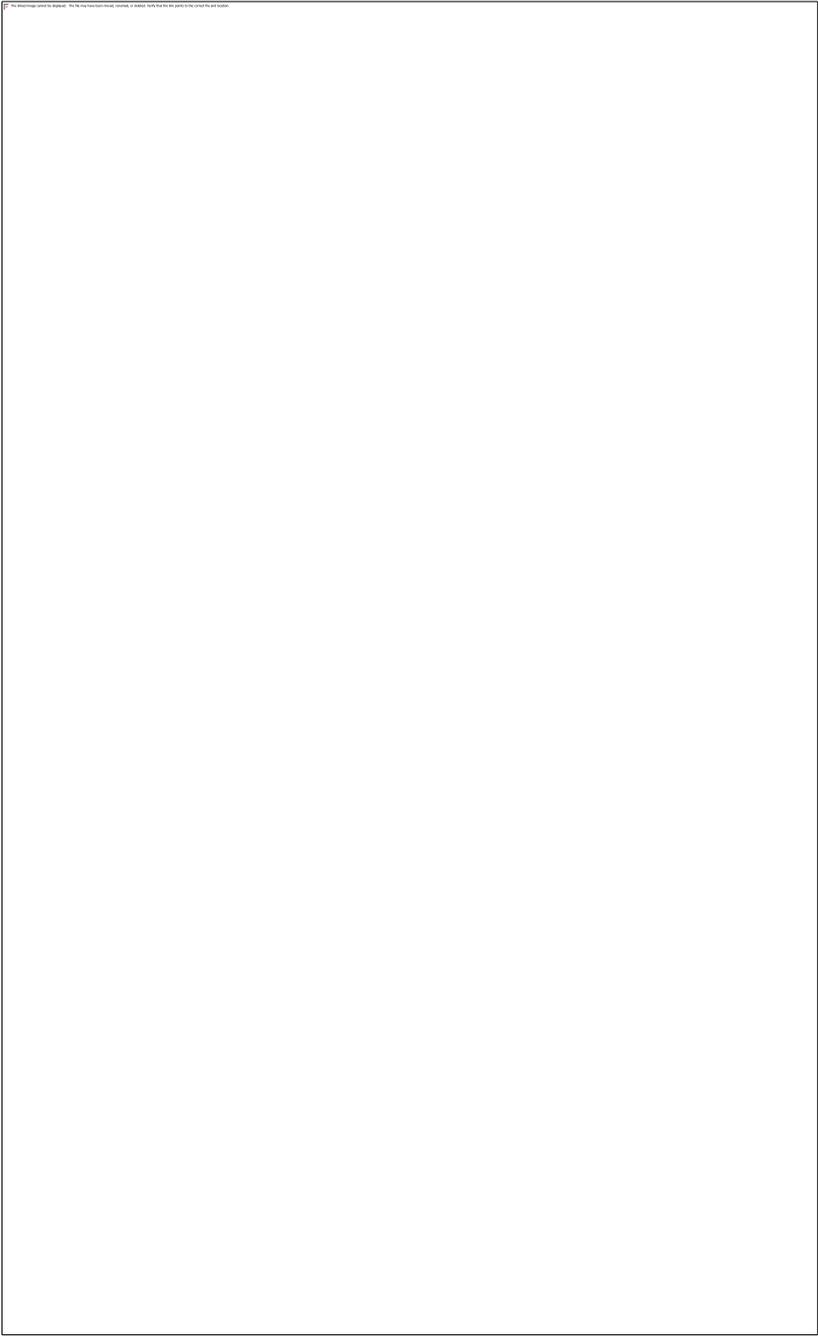
Externally

To the front, an enclosed garden with paved driveway, gravel and planted borders. Side gated access to the rear garden. At the rear, a privately enclosed garden with paved seating area, lawn and brick-built walls, as well as wooden panel fence.



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

Greenbank Road, SALFORD, M6 8RG

Dwelling type: Semi-detached house
Date of assessment: 18 February 2016
Date of certificate: 23 February 2016

Reference number: 9788-0047-7222-4626-7954
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 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:

£ 2,649

Over 3 years you could save

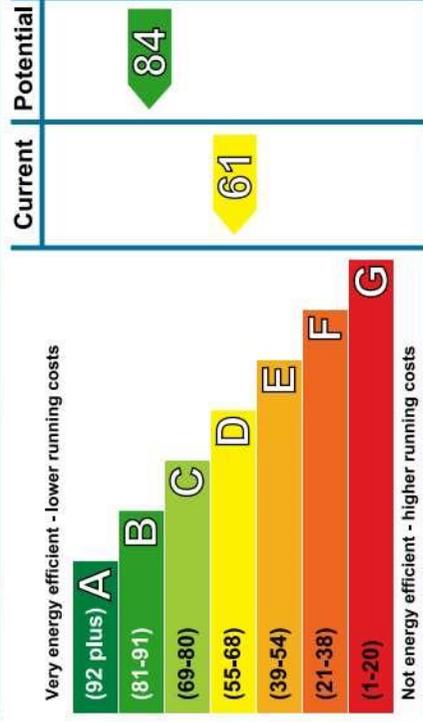
£ 885

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 150 over 3 years	
Heating	£ 2,076 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 318 over 3 years	£ 216 over 3 years	
Totals	£ 2,649	£ 1,764	

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 Cavity wall insulation	£500 - £1,500	£ 594	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 96	
3 Low energy lighting for all fixed outlets	£35	£ 90	

See page 3 for a full list of recommendations for this property.

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.