



Situated on a quiet CUL-DE-SAC is this SUPERB TWO BEDROOM HOME! This would be perfect for first time buyers and investors alike. The property benefits from NO CHAIN, OFF-ROAD PARKING, SUN-DRENCHED REAR GARDEN and a 17FT LOUNGE! Located close to excellent transport links into Salford Quays/Media City and Manchester City Centre. To the ground floor there is an entrance porch, SPACIOUS LOUNGE and fitted kitchen. To the first floor there is TWO DOUBLE BEDROOMS and a fitted shower room. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking, whilst to the rear there is a laid to lawn garden. Call the office today to arrange your viewing!

**Fairbrook Drive
Salford, M6 5PA**

Monthly Rental Of £1,150

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

Lounge 17' 11" x 14' 9" (5.46m x 4.49m)

Double glazed window to the rear, patio doors to the rear, four ceiling light points, two wall-mounted radiators and uPVC entrance door to the front.

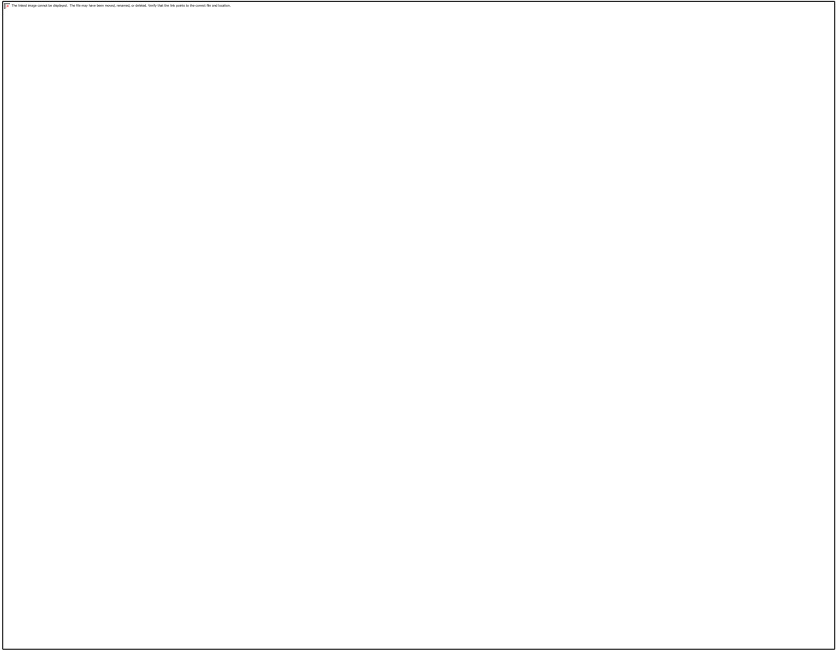
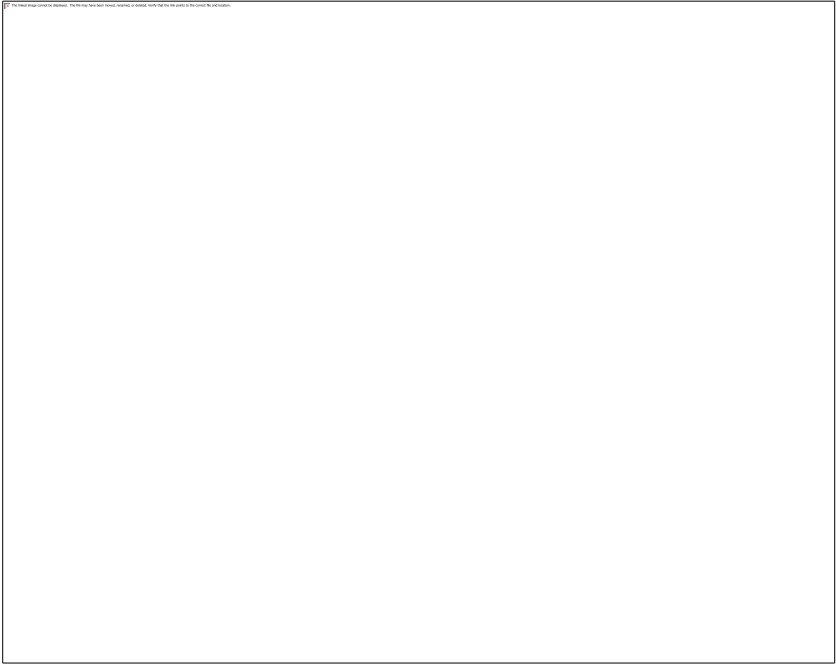
Kitchen 6' 0" x 9' 8" (1.84m x 2.95m)
Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven and space for a washing machine. Double glazed window to the front, ceiling light point, tiled walls and laminate flooring.

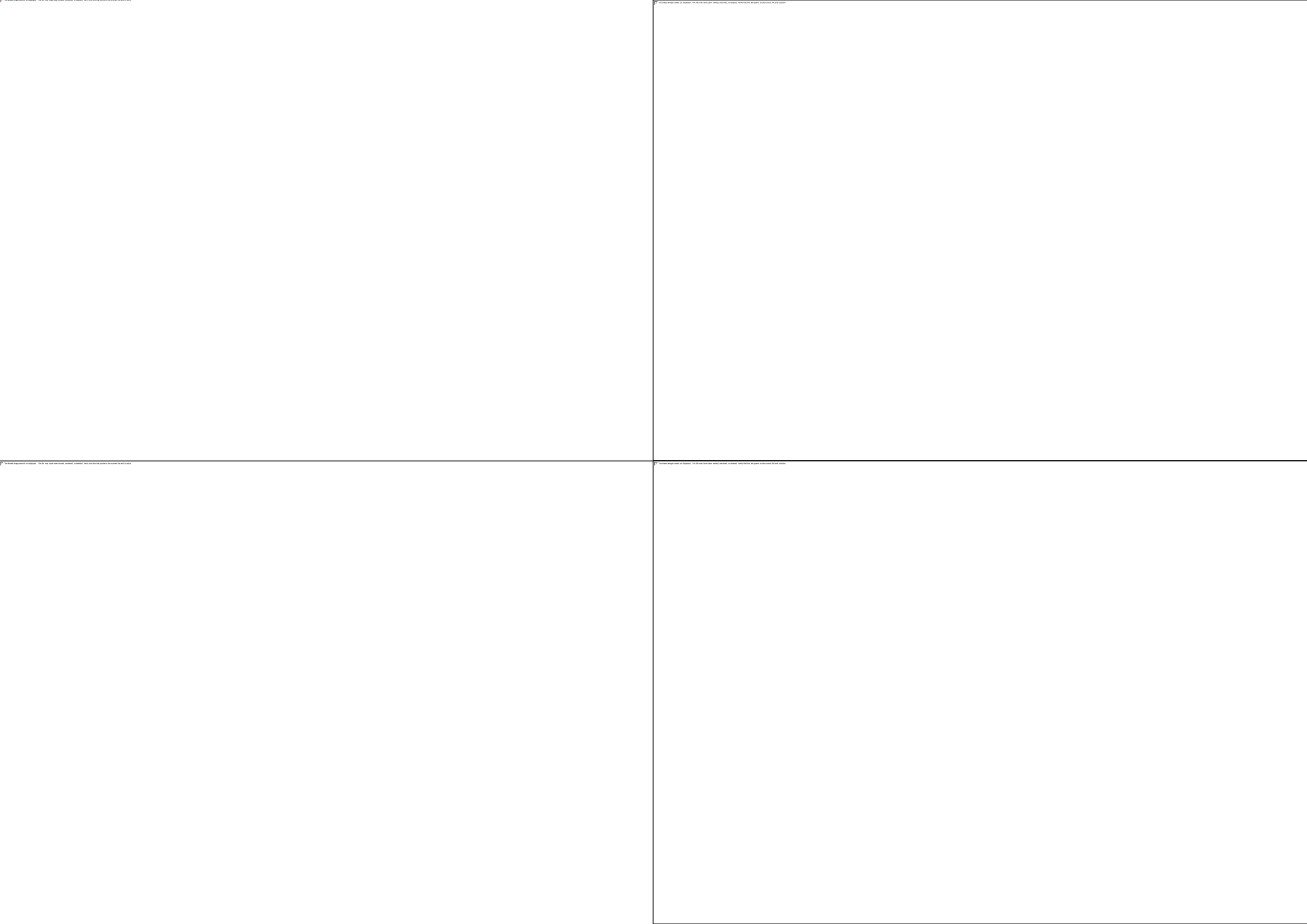
Bedroom One 8' 4" x 14' 5" (2.55m x 4.40m)
Double glazed window to the rear, ceiling light point, wall-mounted radiator, built-in wardrobes and laminate flooring.

Bedroom Two 10' 7" x 9' 4" (3.23m x 2.84m)
Double glazed window to the rear, ceiling light point, boiler, loft hatch and laminate flooring.

Shower Room 6' 2" x 7' 1" (1.87m x 2.15m)
Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Double glazed window to the front, ceiling light point, wall-mounted radiator, tiled walls and laminate flooring.

First Floor Landing
Double glazed window to the front, ceiling light point and laminate flooring.





Energy Performance Certificate

Fairbrook Drive, SALFORD, M6 5PA

Dwelling type:	Mid-terrace house	Reference number:	
Date of assessment:	30 July 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 July 2019	Total floor area:	58 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:

£ 1,644

Over 3 years you could save

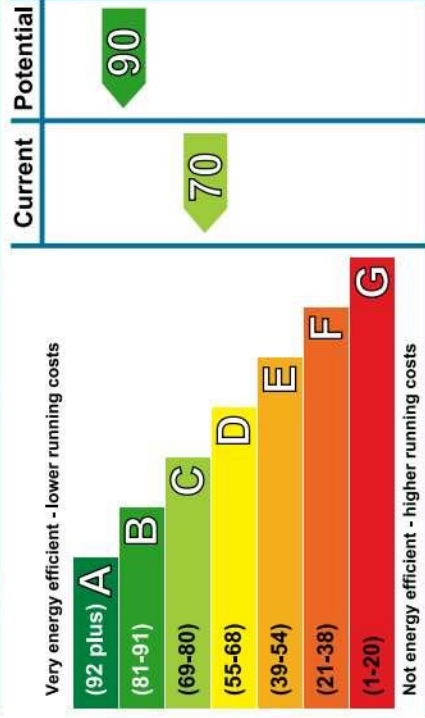
£ 435

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 141 over 3 years	
Heating	£ 1,185 over 3 years	£ 876 over 3 years	
Hot Water	£ 267 over 3 years	£ 192 over 3 years	
Totals	£ 1,644	£ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
2 Low energy lighting for all fixed outlets	£15	£ 45
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 147

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.