

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)

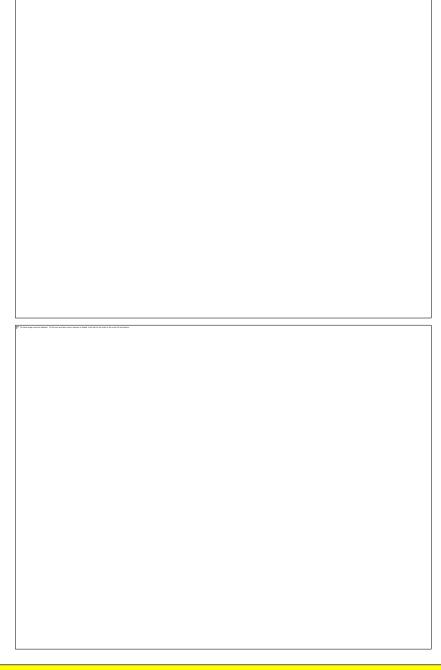
Double glazed window to the rear, ceiling light point, boiler, loft hatch and laminate flooring.

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.

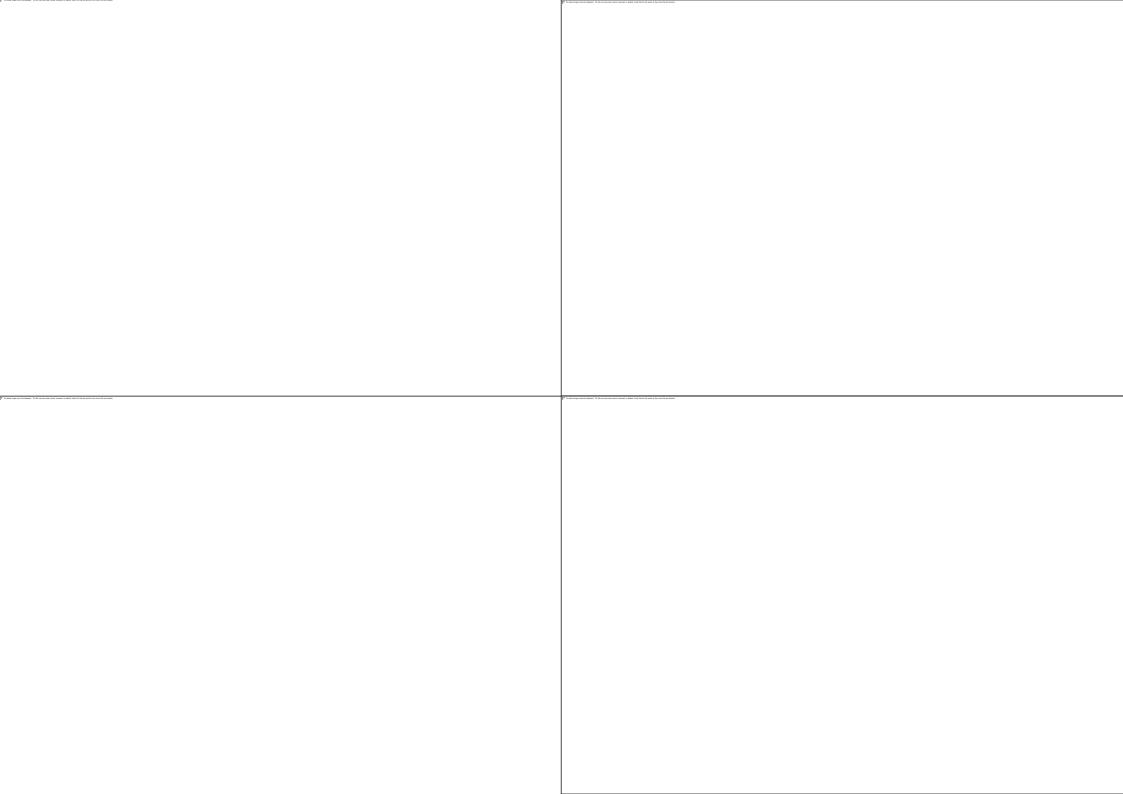
First Floor Landing

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



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

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



Fairbrook Drive, SALFORD, M6 5PA

Mid-terrace house 2019 July 30 Date of assessment: Dwelling type:

RdSAP, existing dwelling

Type of assessment:

Reference number:

58 m²

Total floor area: 2019 July 30 Date of certificate:

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

£ 1,644	£ 435		Potential future savings	S	plilos llox	
			Potential costs	£ 141 over 3 years	£ 876 over 3 years	£ 192 over 3 years
rgy costs of dwelling for 3 years:	save	nergy costs of this home	Current costs	£ 192 over 3 years	£ 1,185 over 3 years	£ 267 over 3 years
Estimated energy costs	Over 3 years you could save	Estimated energy cos		Lighting	Heating	Hot Water

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

over 3 years

£ 1,209

Totals £ 1,644

Energy Efficiency Rating

Current Potential 06 0/2 III_ Not energy efficient - higher running costs Very energy efficient - lower running costs (92 plus) A (81-91) (55-68)(39-54)(08-69)(21-38)

The graph shows the current energy efficiency of your home The higher the rating the lower your fuel bills are likely to

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).

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