



**STOP!** Take a look at this **STUNNING** bay-fronted home that has undergone a significant programme of works over the last 7 years, including a **NEW ROOF**, **NEW RE-WIRE**, **NEW WINDOWS**, **NEW KITCHEN & BATHROOM** and **MUCH MORE!!** Situated on a quiet road in the ever popular Irlams o' th' Height area of Salford, the property is located close to excellent transport links, amenities, good local schooling, and well-kept public parks. The property comes with an entrance hallway, open plan lounge and separate dining room and a modern fitted kitchen to the ground floor. With **TWO DOUBLE BEDROOMS** and a **FANTASTIC** three-piece bathroom to the 1st floor. Fully gas central heated and double glazed. Externally the property has an enclosed courtyard garden. Houses in this location and in this condition rarely come to the market, so early viewing will be essential. Contact the office today for more details or to book your viewing today!

**Fairfield Street  
Salford, M6 7FW**

**Offers in Excess of £160,000**

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



### Entrance Hallway

A warm and welcoming entrance hallway, complete with a ceiling light point, wall mounted radiator and laminate wood effect flooring. Stairs lead up to the 1st floor landing and access door into the lounge and dining room

### Lounge 12' 0" x 14' 0" (3.65m x 4.26m)

A spacious family sized lounge complete with a double glazed bay window to the front, ceiling light point, wall mounted radiator and laminate floors. Opening into the dining room.

### Dining Room 12' 11" x 12' 1" (3.93m x 3.68m)

Double glazed patio door to the rear, ceiling light point, wall mounted radiator, under stairs storage and laminate floors. Opening into the lounge and access into the kitchen

### Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)

Fitted with a modern range of wall and base units with complimentary roll top work surfaces with an integrated stainless steel sink and drainer unit and integrated oven and hob and extractor. With space and plumbing for a washing machine and fridge/freezer. Ceiling spot lights, double glazed window to the rear, heated towel radiator and lino flooring

### First Floor Landing

Ceiling light point and loft access.

### Bedroom One 15' 0" x 10' 10" (4.57m x 3.30m)

Double glazed window to the front, ceiling light point and wall mounted radiator.

### Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m)

Double glazed window to the rear, ceiling light point and wall mounted radiator.

### Bathroom 10' 0" x 7' 0" (3.05m x 2.13m)

Fitted with a modern three piece suite comprising of low level W.C, pedestal hand wash basin, and p-shaped bath with shower over. Two double glazed windows to the rear, ceiling light point, heated towel radiator. Cushioned flooring.

### Externally

To the front of the property is a well-presented and enclosed small yard set behind a low lying brick built wall and gate. To the rear is an enclosed courtyard garden with gated access to a secure alleyway











# Energy Performance Certificate

66, Fairfield Street, SALFORD, M6 7FW

Dwelling type: Mid-terrace house  
Date of assessment: 19 October 2012  
Date of certificate: 19 October 2012

Reference number: 9818-8972-6270-5932-2954  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 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:

£ 2,079

## Over 3 years you could save

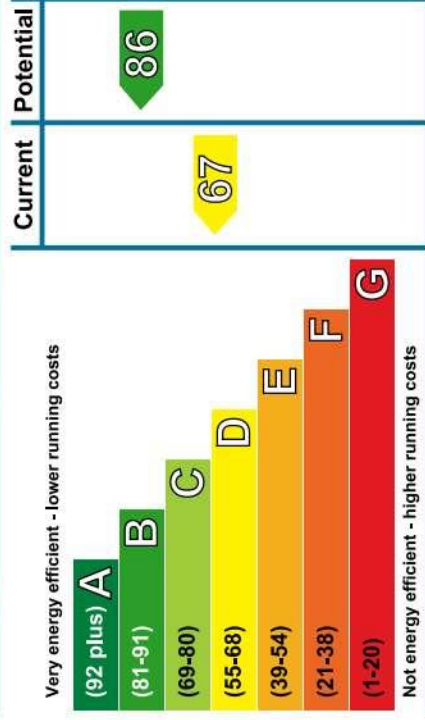
£ 570

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 138 over 3 years	
Heating	£ 1,710 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 138 over 3 years	£ 138 over 3 years	
Totals	£ 2,079	£ 1,509	

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 Internal or external wall insulation	£4,000 - £14,000	£ 408
2 Floor Insulation	£800 - £1,200	£ 81
3 Low energy lighting for all fixed outlets	£40	£ 78

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.