




Hills Residential

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



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

66, Fairfield Street, SALFORD, M6 7FW

Dwelling type: Mid-terrace house **Reference number:** 9818-8972-6270-5932-2954
Date of assessment: 19 October 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 19 October 2012 **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

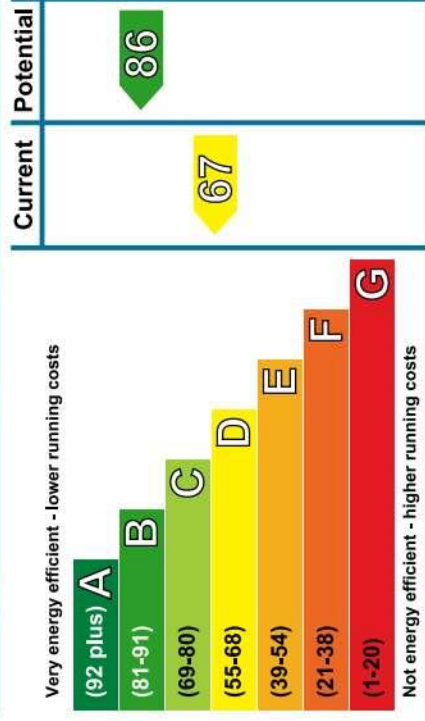
£ 570

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.