



HILLS

THE FIRST TO SEE THE HOUSE WILL BUY IT!! Stop and take a look at this STUNNING FAMILY HOME that features an AMAZING FOUR PIECE BATHROOM, TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS and a BRAND NEW FITTED KITCHEN. Ideally situated, the property is conveniently located close to exceptional transport links, great local schools, host of amenities and well-kept public parks. The property opens into welcoming entrance hallway with leads into a family sized lounge complete with built in media-wall and open plan dining room. Coming off the dining room is the extended modern fitted kitchen that opens onto the rear courtyard garden. To the 1st floor there are TWO DOUBLE BEDROOMS and the STUNNING FOUR PIECE BATHROOM that comes complete with a FREE-STANDING ROLL-TOP BATH. The property is warmed by gas central heating and comes fully double glazed. Externally the property has an enclosed courtyard style garden to the rear. For more information or to book your viewing contact the office today!

**Stapleton Street
Salford, M6 7NR**

£170,000

**0161 7074900
sales@hills.agency**

Entrance Hallway

A warm and welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and stairs to the 1st floor landing

Lounge 10' 5" x 11' 0" (3.18m x 3.35m)

A spacious, family sized lounge that comes complete with a double glazed window to the front elevation, ceiling light point, modern vertical wall-mounted radiator and a built in electric fire that acts as an great focal point. Built in media wall and finished with wood effect flooring. The lounge flows conveniently into the dining space.

Dining room 10' 9" x 11' 8" (3.276m x 3.568m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and wood effect floor. Access to a useful under stair storage cupboard.

Kitchen 11' 1" x 10' 9" (3.39m x 3.276m)

Fitted with a modern range of wall and base units with complimentary works surfaces and an integral stainless steel sink and drainer unit. Integrated four ring cooker, electric oven and extractor over. With space for a washing machine and fridge/freezer. Ceiling light point, wall-mounted radiator and cushioned flooring. Access door leads out to the rear courtyard garden.

First Floor Landing

Ceiling light point and carpeted floors. Access to all rooms.

Bedroom One 13' 10" x 11' 0" (4.221m x 3.360m)

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

Bedroom Two 12' 0" x 8' 6" (3.658m x 2.579m)

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

Bathroom 9' 0" x 7' 4" (2.737m x 2.245m)

Fitted with a stunning four piece suite comprising of a walk in shower, low level W.C, pedestal hand wash basin and a free standing bath. Double glazed window to the rear, ceiling light point, towel radiator, half tiled walls and tiled floor.

Externally

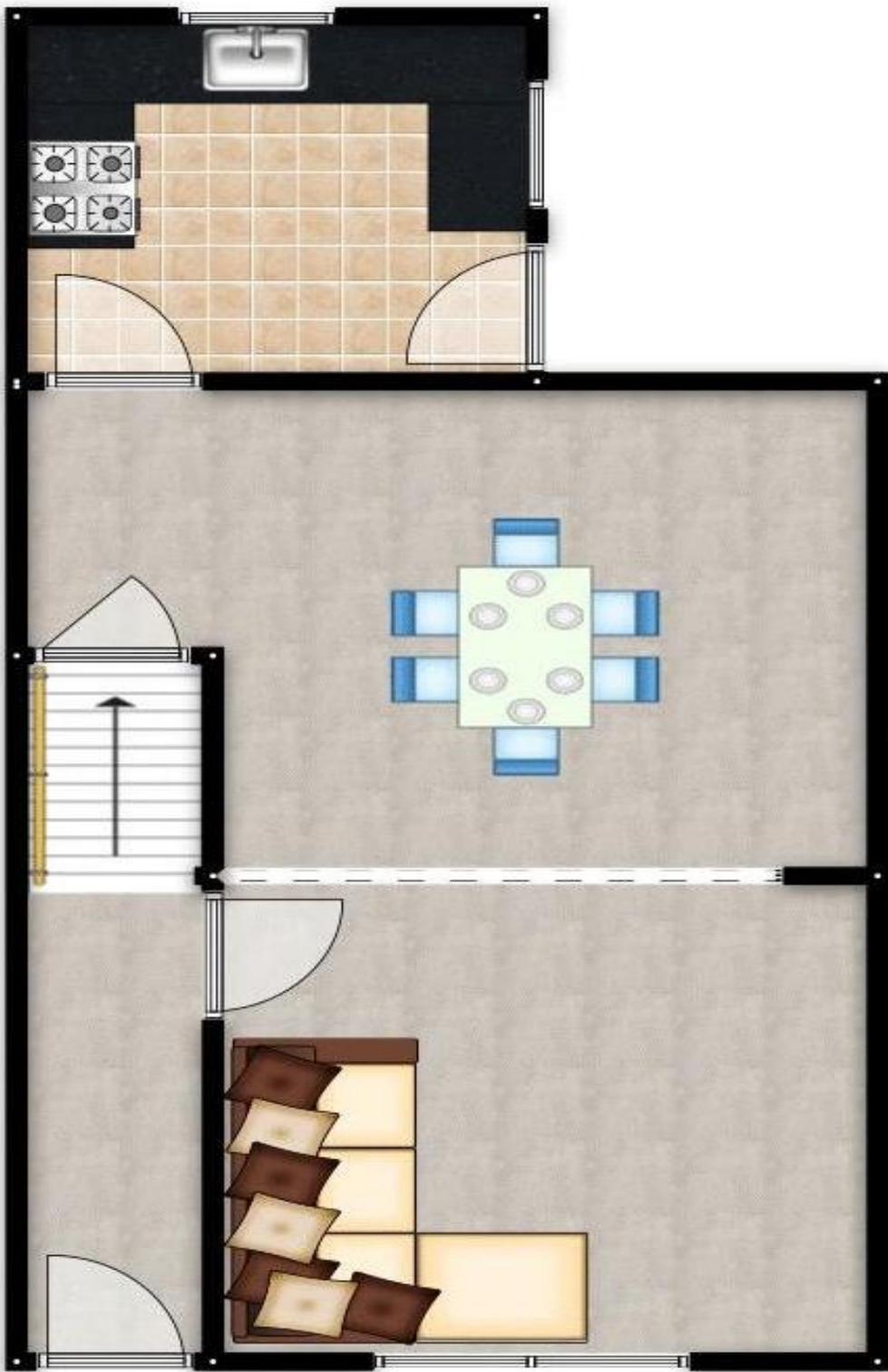
To the rear of the property is a well-kept, low maintenance flagged courtyard style garden with access to the rear.



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.

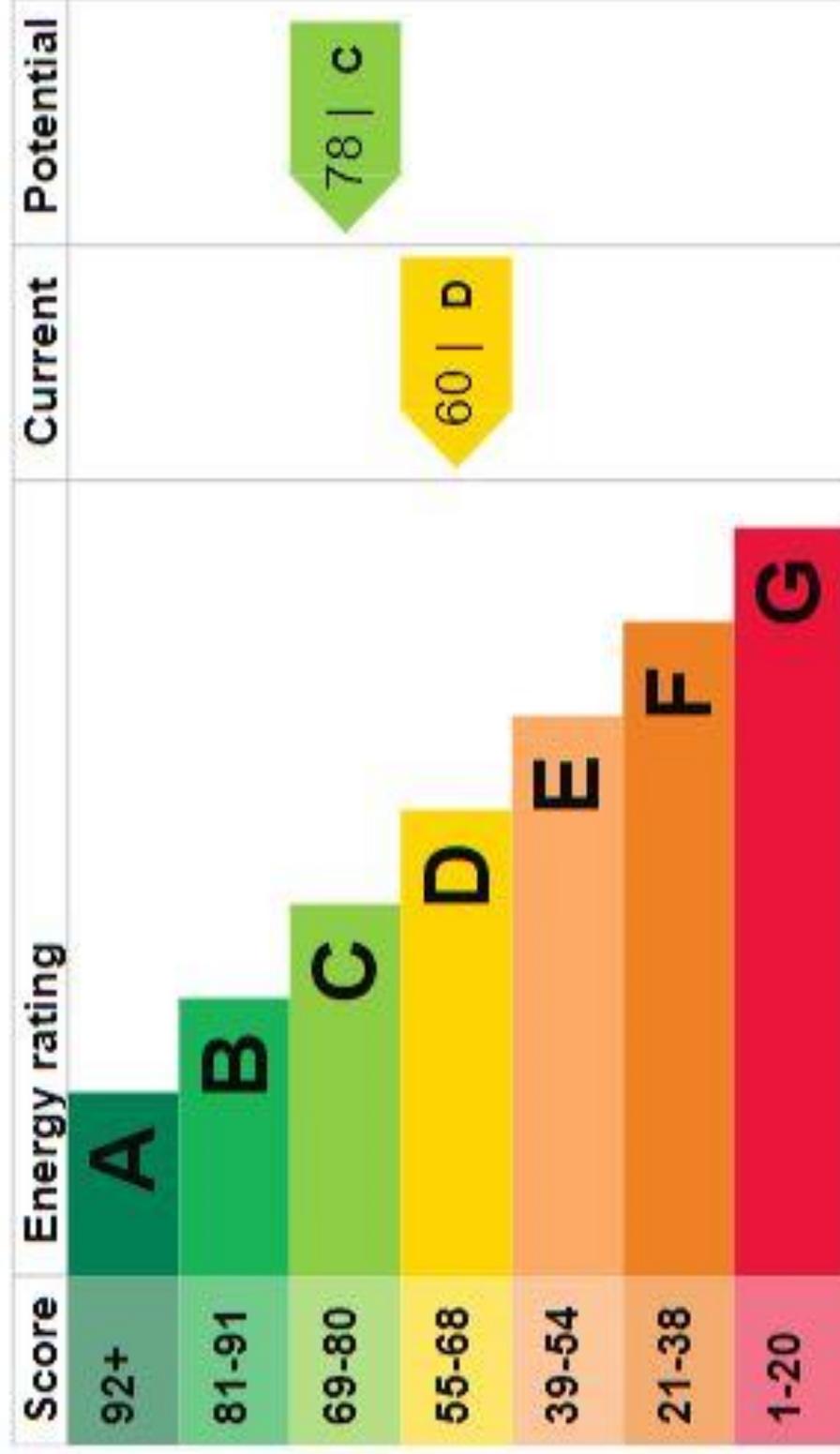




Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to [improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60