



**HILLS**

Located in the popular Irlam O' th' Heights, spanning over four floors, this well-presented property benefits from TWO LARGE DOUBLE BEDROOMS and a spacious modern three-piece bathroom! As you enter the property you are welcomed by the lounge, flowing through to the modern fitted kitchen to the ground floor. To the first floor, there is a large double bedroom and a modern three-piece bathroom. Upstairs to the second floor, there is an additional double bedroom. The property also benefits from a cellar that is currently used as storage but has the potential for further development. Externally, the property has a courtyard garden to the rear, and has access to a garden that can be leased. The property is located close to excellent transport links to Salford Quays/Media City and the City Centre, and boasts easy access to several local parks, good local schooling. This would be an ideal first time home or investment, get in touch to secure your viewing today!

**Queen Street  
Salford, M6 7RR**

**Offers in Excess of £190,000**

**0161 7074900  
sales@hills.agency**



**Lounge 13' 9" x 12' 10" (4.2m x 3.9m)**

Six ceiling spotlights, double glazed window, wall mounted radiator and fireplace.

**Kitchen 9' 10" x 9' 6" (3m x 2.9m)**

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob unit with space for a washing machine. Ceiling spotlights, double glazed window and door to rear garden.

**Landing**

Ceiling light point, access to bedrooms and bathroom.

**Bedroom One 12' 10" x 12' 6" (3.9m x 3.8m)**

Ceiling light point, double glazed window and wall mounted radiator.

**Bedroom Two 13' 9" x 12' 10" (4.2m x 3.9m)**

Ceiling light point, double glazed window and wall mounted radiator.

**Bathroom 9' 10" x 8' 6" (3m x 2.6m)**

Fitted with a three piece suite including a hand wash basin, WC and bath with over head shower. Ceiling spotlights, double glazed window and wall mounted radiator.

**Cellar 12' 2" x 12' 2" (3.7m x 3.7m)**

Ceiling light point.

**Externally**

Low maintenance garden to the rear with gated access.

**Additional Info**

Tenure - freehold      EPC - A      Council Tax Band - E



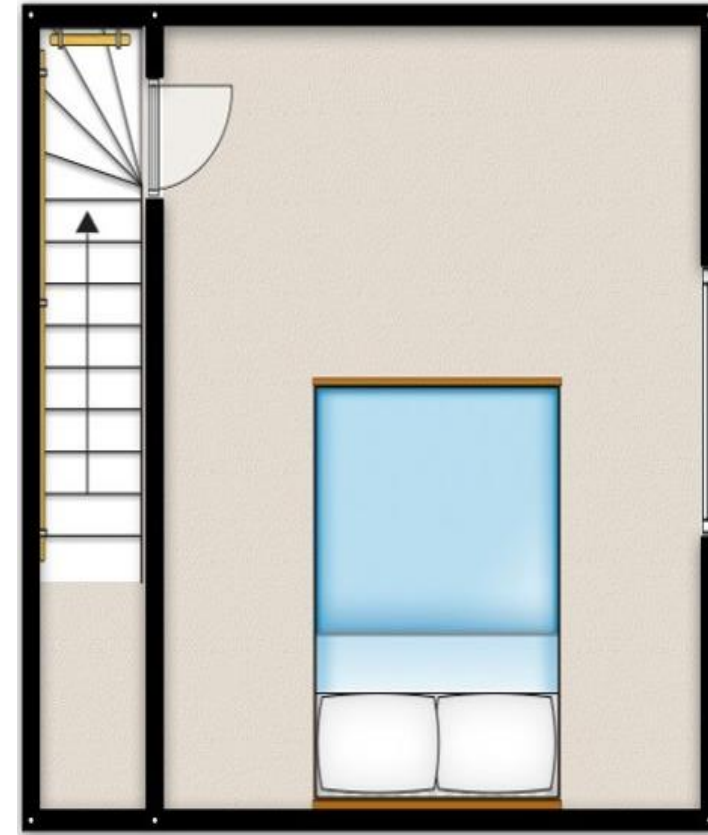
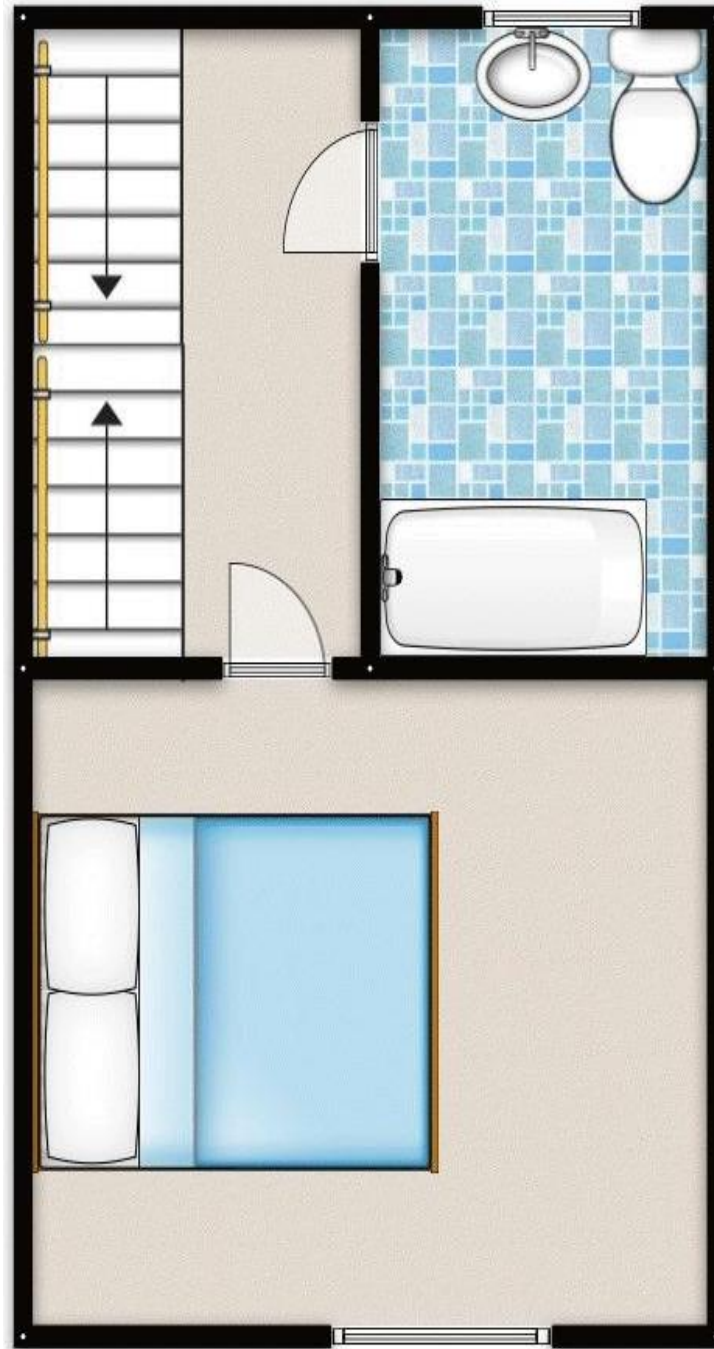
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 (EPC)



Queen Street  
SALFORD  
M6 7RR

Energy rating  
**E**

Valid until:  
8 March 2024  
Certificate number:  
0972-2888-6673-6504-8861

Property type  
Mid-terrace house

Total floor area  
93 square metres

## Rules on letting this property

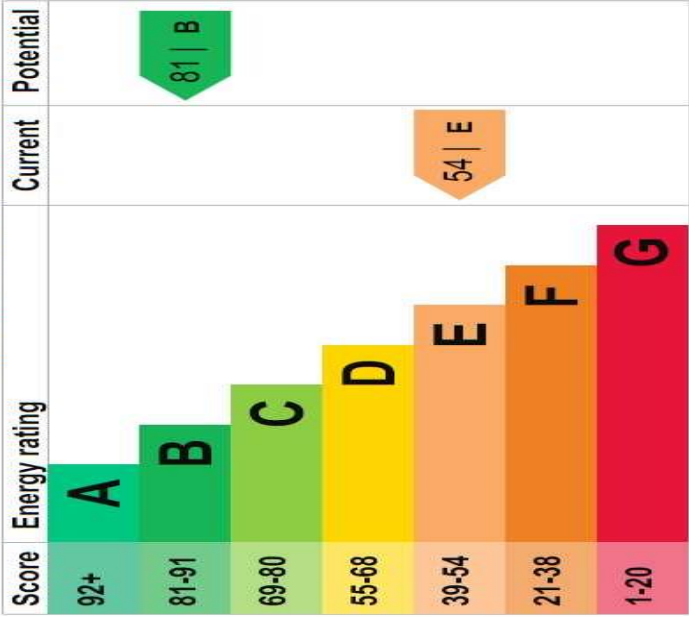
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is **E**. It has the potential to be **B**.

[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

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good