



HILLS

*** PERFECT INVESTMENT * FREEHOLD *** Ideally positioned in a **POPULAR RESIDENTIAL AREA**, this **FANTASTIC HOME** features an entrance hall way, **BAY FRONTED LOUNGE**, a second **RECEPTION ROOM**, **FITTED KITCHEN**. Whilst the **SPACIOUS** first floor offers **THREE DOUBLE BEDROOMS**, and a **MODERN WET ROOM**. Externally the property is positioned on a **CUL DE SAC** and has an enviable plot benefitting from well maintained **FRONT, SIDE & REAR GARDENS** along with a brick built shed. Located in a **POPULAR RESIDENTIAL AREA** close to **EXCELLENT AMENITIES** including **SHOPS, PARKS & SCHOOLS** as well as **BRILLIANT TRANSPORT LINKS TO SALFORD & MANCHESTER CITY CENTRE** making this the **PERFECT INVESTMENT** SO CALL NOW TO BOOK YOUR VIEWING!!

East Drive
Salford, M6 7JG

Offers in Excess of £170,000

0161 7074900
sales@hills.agency

Hall 13' 4" x 3' 9" (4.06m x 1.14m)

Double glazed window, wall mounted radiator, ceiling light point and storage under stairs.

Lounge 13' 2" x 12' 6" (4.01m x 3.81m)

Double glazed bay window, wall mounted radiator, electric fire and ceiling light point.

Reception Two 10' 2" x 9' 0" (3.10m x 2.74m)

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

Kitchen 10' 1" x 9' 5" (3.07m x 2.87m)

Fitted with wall and base units and an integral sink and drainer unit and boiler unit. Space for cooker, fridge freezer and washer. Tiled floor and part tiled walls, double glazed window

Landing

Double glazed window and loft access

Bedroom One 11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to the rear, ceiling light point, wall mounted radiator, fitted wardrobe and storage cupboard.

Bedroom Two 8' 3" x 8' 1" (2.51m x 2.46m)

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

Bedroom Three 8' 3" x 8' 1" (2.51m x 2.46m)

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

Wet Room 7' 9" x 7' 3" (2.36m x 2.21m)

Fitted with a three piece suite including a hand wash basin, W.C and a electric shower. Tiled walls, wall mounted radiator, ceiling light point and two double glazed windows.

Externally

This fabulous property benefits from a front, side and rear gardens, there is a brick build shed offering ample storage 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 performance certificate (EPC)



East Drive
SALFORD
M6 7JG

Energy rating
D

Valid until: 30 July 2025
Certificate number: 8902-0983-2729-1227-1353

Property type
Semi-detached house

Total floor area
86 square metres

Rules on letting this property

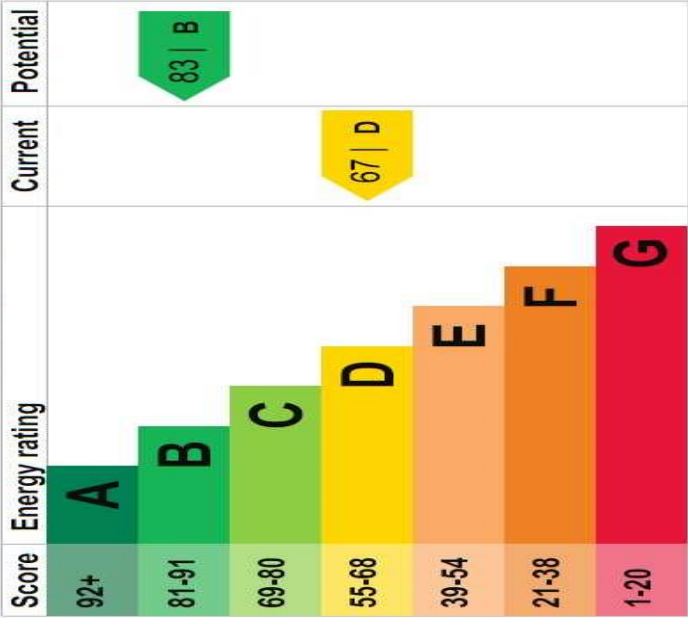
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-tenants-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. 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	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average